

DRAFT

City of Mounds View Comprehensive Plan

Adopted _____, __ 2020

Community Vision:

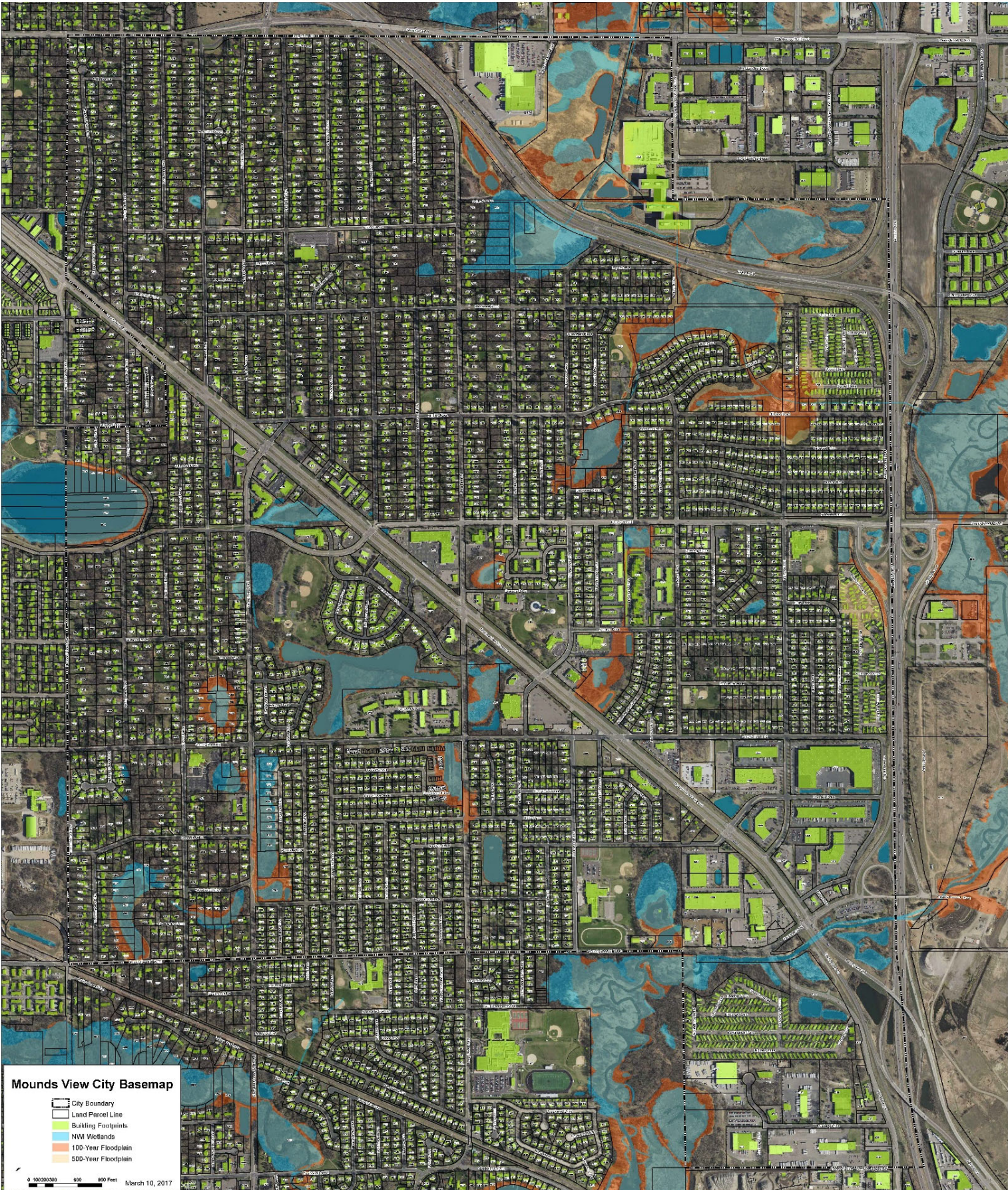
A Thriving Desirable Community

Mission Statement:

Provide High Quality Public Services in a Fiscally Responsible Manner



Work Session; Comprehensive Plan Taskforce, City Council, and all advisory commissions (April 23, 2019)



Mounds View City Basemap

- City Boundary
- Land Parcel Line
- Building Footprints
- NWI Wetlands
- 100-Year Floodplain
- 500-Year Floodplain

0 100 200 300 400 Feet March 10, 2017

Chapter 1: Background

INTRODUCTION

This document represents the fifth official update to the Mounds View Comprehensive Plan originally released in 1959. The plan has been updated in 1975, 1979, 1998, and 2008. Though it is written in response to a legislative mandate, the City recognizes that comprehensive planning – including goals, policies, and actions – is a continuous process to support the livability of the Mounds View Community. Comprehensive Plan updates must respond to changing conditions, both internal to Mounds View and external.

Updating the Comprehensive Plan provides an opportunity to review Mounds View's development related goals and policies to ensure growth that is managed and orderly through the year 2040. The Comprehensive Plan update must also respond to regional system statements that affect the City as outlined in the Metropolitan Council's regional framework: *Thrive MSP 2040*.¹ Although the emphasis is on land use, the Comprehensive Plan includes several interrelated elements that are critical to the growth of the city.

Included in this plan:

- Chapter 1: **Background**
- Chapter 2: **Land Use**
- Chapter 3: **Housing**
- Chapter 4: **Parks, Trails, and Community Facilities**
- Chapter 5: **Transportation**
- Chapter 6: **Water Resources**
- Chapter 7: **Implementation**

To ensure the integration of these various elements, the 2040 Comprehensive Plan identifies current issues for the City to consider as part of the planning process and sets broadly defined goals and policies for the community. The Mounds View Comprehensive Plan is a policy document. The term 'policy' reflects the flexibility that the City requires in the application of the plan. This document is an expression of the City's social and economic values.

Residents, developers, and city officials should use each element of the comprehensive plan as a guide for development and redevelopment through the year 2040. The plan should be viewed not as a hard and fast graphic layout of the city. Nor should one view the goals and policies, as presented in written form, as ordinances or law. These are guidelines that the City and individuals must review and apply individually and collectively to each proposed development, improvement, or decision.

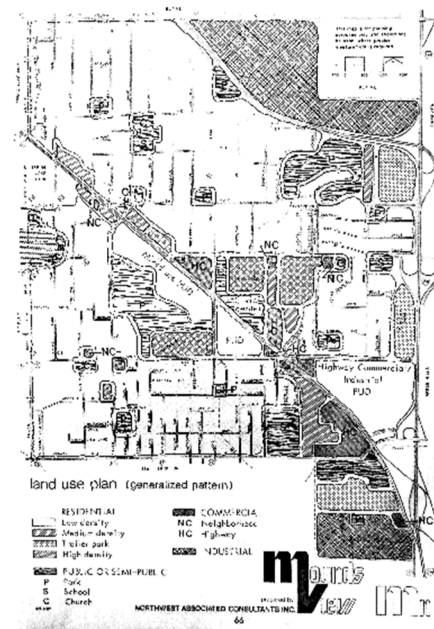


Figure 1-1: Mounds View Comprehensive Plan, Land Use Map (1979)

¹  Text and Footnotes with the Metropolitan Council logo address the *Checklist of Minimum Requirements for Mounds View*.

The plan is also long-range by definition, covering a period of at least 20 years into the future. Since it is difficult for the City to predict the changes that may occur during that period, the plan will need to be updated on a periodic basis.

PURPOSE

The purpose of the Comprehensive Plan is to help the public and private sectors develop productive physical, social, and economic environments. To this end, the 2040 Comprehensive Plan will accomplish the following:

- Guide future development and redevelopment in an orderly manner
- Define the proper functional relationships between different types of land uses
- Help coordinate public and private sector decisions
- Encourage orderliness and economy in City government
- Inspire expression of the city's unique identity

The goals and policies contained in the following chapters form the basic and fundamental plan for the city. In this regard, they serve two functions. First and foremost, they guide public and private actions and development within the city. In addition to this active function, they also serve the more passive function of establishing evaluation criteria for the development and change that subsequently occurs.

Policies are collective in nature. Although a single policy may define a decision or course of action, it is more likely that several policies jointly apply to a given situation. The City must approach and use the Comprehensive Plan with this understanding.

To ensure proper understanding and clarification, the City defines the following terms as noted:

Goals: The desired end products that will ultimately result in achieving the kinds of living, working, and recreational areas that are desired and that are in accord with accepted policies and standards.

Policies: The means of achieving established goals. Policies involve a general course of conduct. They are goals translated into legislative action.

Planning decisions not only have an impact on land use, but also affect the provisions of public services and facilities. The ability to provide services and facilities in an efficient manner is one of the responsibilities of local government. Through this process, cities can determine the current and future services that will be necessary to meet the needs and demands of its many constituents.



Figure 1-2: Comprehensive Plan Taskforce.

(Left to Right) John Kroeger, Bill Urbanski, Dennis Farmer, Angelica Klebsch, Marcie Weinandt, Teresa Muckala, Gary Rundle, Carol Mueller (Chair), and Justin Klander.

PLANNING PROCESS

The City Council appointed a Comprehensive Plan Taskforce consisting of representatives of the City Council, Planning and Zoning Commission, Parks, Recreation, and Forestry Commission, Economic Development Commission, and at-large residents. The Taskforce was facilitated by City Staff and Stantec.

The City requested and was granted an extension by the Metropolitan Council to complete this plan, allowing additional time to focus on topics beyond the minimum requirements.

A community opinion survey was distributed in the April 2018 Utility Bills, spring 2018 edition of *Mounds View Matters*, and on the City's website. The survey included 15 questions on various subjects related to the Comprehensive Plan. The City received 845 responses, equivalent to 7% of the population. The results of this survey served as a guide in supporting the Goals and Policies of this Comprehensive Plan, and have provided the City Council, its advisory commissions, and staff with guidance on the residents' priorities. Excerpts of the survey responses are included in the sidebars of this plan, and within the text when applicable.

The Comprehensive Taskforce met intermittently in 2018 and 2019, reviewing and discussing Census data, Goals and Policies, Future Land Use Map, and results of the community opinion survey. On April 23, 2019, a joint-work session was held between the Taskforce, City Council, Economic Development Commission, Parks, Recreation, & Forestry Commission, and Planning & Zoning Commission. The group reviewed the Future Land Use Map, and Goals and Policies. Recommendations were reviewed by the City Council on May 13, 2019. The Draft Comprehensive Plan was distributed to affected jurisdictions (listed below) in May, 2019. Comments received and responses are included in the Appendix.

- City of Arden Hills
- City of Blaine
- City of Fridley
- City of New Brighton
- City of Shoreview
- City of Spring Lake Park
- Anoka County
- Ramsey County
- Ramsey County (regional park implementing agency)
- Mounds View School District, ISD 621
- Coon Creek Watershed District
- Rice Creek Watershed District
- Minnesota Department of Transportation
- Minnesota Department of Natural Resources
- Metropolitan Airports Commission



Figure 1-3: Taskforce Ice Breaker

- Green: *Where do you live?*
- Blue: *What, or where is the focal point of your neighborhood?*
- Yellow: *Where is your favorite place in Mounds View and why (excluding your home)?*
- Red: *If you could change one thing, where/what would it be?*

Focal points of neighborhoods included parks, schools, and intersections.

Favorite places included the Ramsey County Library, parks, schools, RJ Riches, and Caribou.

One thing to change included, Mounds View Boulevard and vacant businesses along that boulevard.

In addition to the April 2018 public opinion survey, public participation included an open house conducted during the Annual Town Hall Meeting, held April 30, 2018 and April 15, 2019. The City Council conducted a Public Hearing on December 9, 2019, reviewing the Draft Comprehensive Plan, directing Staff to forward the Draft onto the Metropolitan Council (Resolution 9195).



TCAAP

The Twin Cities Army Ammunition Plant (TCAAP) was located on 2,370 acres in Arden Hills, adjacent to Mounds View. TCAAP was established in 1941, and decommissioned during the early 2000's. At its height, it employed 26,000 workers. In 2013, Ramsey County purchased 427 acres for "Rice Creek Commons", a planned mixed-use redevelopment. Though its future is still unknown, Rice Creek Commons could be home to around 4,000 residents, in about 270-520 single-family homes, 240-360 townhomes, and 180-240 multi-family units. Rice Creek Commons could additionally accommodate 159 acres of commercial, retail, office and flex space (extrapolated from Arden Hills Comprehensive Plan, Table 6.3 and 7.3).

As the project develops, there will likely be residential redevelopment within proximity of the Mounds View Boulevard and County Road H intersection. This area currently consists of a mix of entertainment, hospitality, and service-oriented businesses. There will be additional demand for such land uses not permitted within Rice Creek Commons, such as auto dealers, warehousing, and other uses requiring outside storage.

Mounds View will also benefit as an affordable alternative to the higher-end homes planned in Arden Hills. Mounds View neighborhoods will have a closer proximity to TCAAP attractions than many Arden Hills and Shoreview neighborhoods. Additionally, Ramsey County plans major improvements to the Rice Creek North Regional Trail, creating a major regional recreational designation for cross country skiing, single-track mountain biking, and canoeing.



CITY BACKGROUND

Mounds View is located in the northwest corner of Ramsey County and is adjacent to Anoka County. It is neighbored by the cities of Blaine, Shoreview, Arden Hills, New Brighton, Fridley, and Spring Lake Park. Mounds View lies north and west of a large range of lakes and Rice Creek which drains into the Mississippi River, about 7½ miles to the west. The City is bordered by US Highway 10 to the north, and Interstate 35W to the east, supporting travel to Minneapolis and St. Paul, Duluth, and St. Cloud.

Mounds View Boulevard (formerly the Anoka Cutoff, Trunk Highway 10, and County Road 10) runs diagonally through the City and defines the character of the community. The Boulevard is a four-lane divided highway with a mix of uses, from single-family residential to office-warehouse and auto-oriented retail. The Boulevard has always been auto dependent. After the Trunk Highway (TH) 610 bridge was completed across the Mississippi River in 1999, the average daily traffic (ADT) on the Boulevard declined from 43,000 ADT to 21,000 ADT in 2015. With this decline, many auto-dependent businesses moved, leaving many commercial buildings empty and properties blighted. This challenge, addressing appearance and redevelopment of the Boulevard, is a reoccurring topic throughout this plan.

HISTORY

Mounds View Township consisted of the northwest quadrant of Ramsey County, including present-day Mounds View, Arden Hills, New Brighton, Shoreview, and portions of Blaine, North Oaks, Spring Lake Park, and St. Anthony Village. The center of commerce was Irondale (present-day New Brighton).

The first elections of the Mounds View Township were held in May of 1858. The township was 23,040 acres in size. Its name is in reference to the significant mounds on the present-day Twin Cities Army Ammunition Plant (TCAAP) and Arden Hills Army Training Site (AHATS) and could be seen from much of Ramsey and Anoka counties. The largest of the mounds were mined for gravel to develop TCAAP and expand roads.

In 1891, New Brighton became the first village in the township to incorporate, followed by Arden Hills (1951), North Oaks (1956), Spring Lake Park, Blaine, St. Anthony Village and Shoreview (1957).

Delegates from the remaining four-square miles of the township sought for the area to become part of New Brighton but their efforts were denied. Instead, the Village of Mounds View was incorporated on April 2, 1958 (57% voter approval) with a population of 5,738. In accordance with state law, the Village of Mounds View became the City of Mounds View on January 1, 1974.

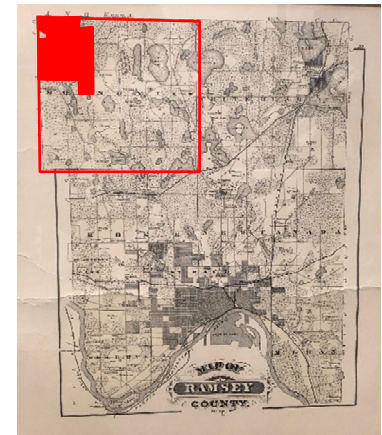


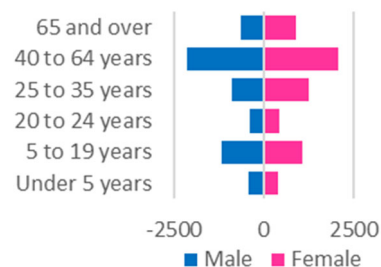
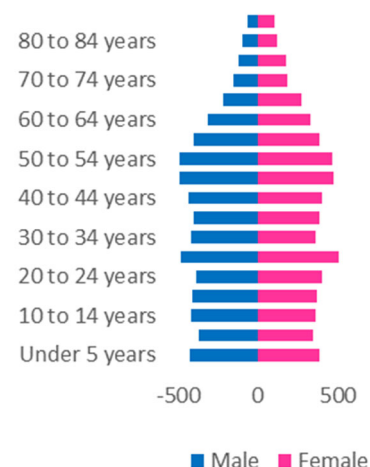
Figure 1-4: Ramsey County, 1874
(Mounds View Township outlined in red)

The now defunct Village² established the first Planning Commission in 1959 and completed the first Comprehensive Plan for Mounds View that same year. The City adopted a revised comprehensive plan in 1976 in accordance with the Metropolitan Land Planning Act passed by the Minnesota legislature. Mounds View adopted the previous Comprehensive Plan in 2010.

SUBURBAN DESIGNATION

In *Thrive MSP 2040*, the Metropolitan Council has designated Mounds View as a “Suburban” community. Suburban communities are those that saw peak development periods as baby boomers formed families and built homes. Figure 1-5 and Figure 1-6 show Mounds View and surrounding cities, color coded by specific community designations.

The Council sets an overall density expectation for development and redevelopment within *Suburban* communities at 5 units per acre.



Population Cohorts, 2010 Census

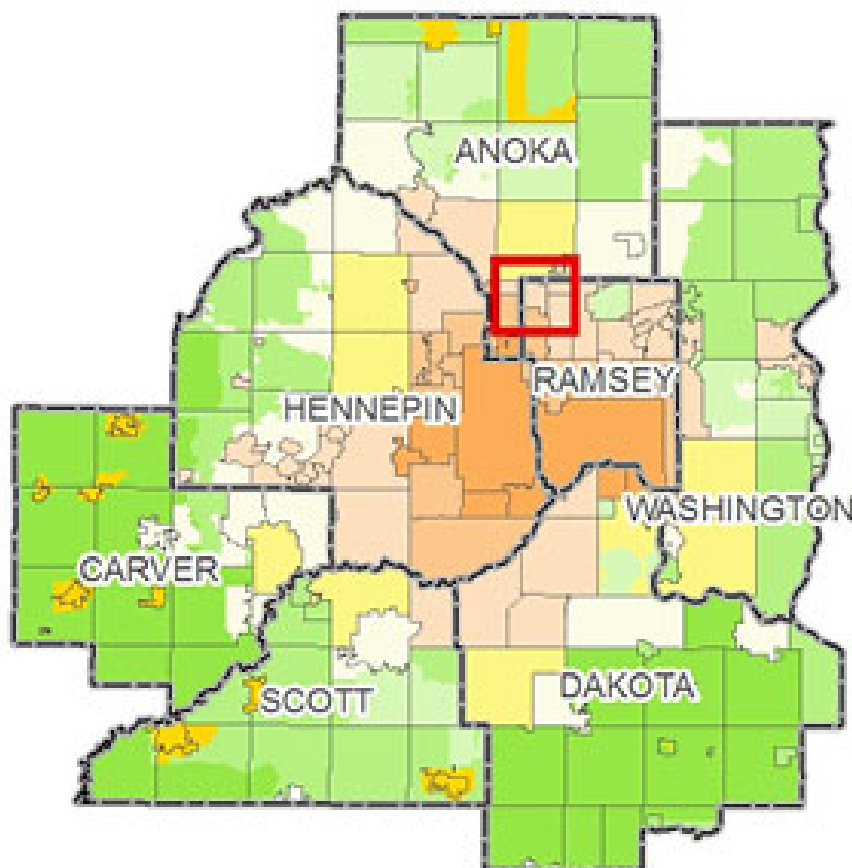


Figure 1-6: Suburban community designation, within the regional context



Figure 1-5: Suburban community designation, within the local context.

Mounds View, as a Suburban community, is required to plan for development and redevelopment growth resulting in an average net density of at least 5 units per acre.

² "Little Mounds View" included about 300 acres in the southwest corner of the township, mostly owned by the Salvation Army. The area incorporated into St Anthony Village in 1958, and was the last area of the township to incorporate.

POPULATION PROJECTIONS

While Mounds View has been developed from edge-to-edge it is still expected to grow through infill and redevelopment. Table 1-1 and Figure 1-7 shows the Metropolitan Council's forecasted population, household, and employment growth in Mounds View through 2040.

*Table 1-1:
Projections
Forecast Year*

	<i>Population</i>	<i>Households</i>	<i>Employment</i>
2010	12,155	4,954	6,386
2020	13,500	5,280	6,800
2030	13,700	5,500	7,100
2040	13,700	5,500	7,200

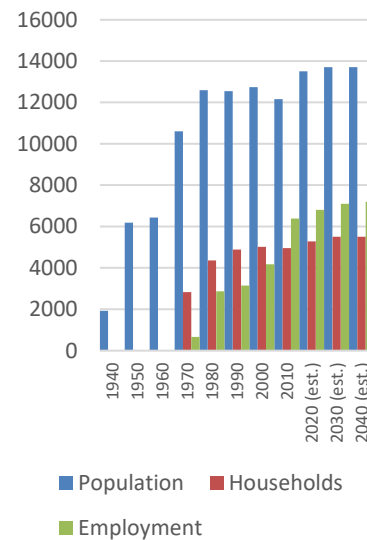


Figure 1-7: Growth and Projections



Chapter 2: Land Use

INTRODUCTION

This element of the Comprehensive Plan steers future development and redevelopment of land across Mounds View. The city continues to face land use challenges of a developed suburban community. This section responds to those challenges in a manner that encourages growth and supports a high quality of life.

The intent of the Mounds View Land Use element is to describe the overall land use patterns throughout the city and how it relates to the city's future needs. State statutes and Metropolitan Council guidelines require specific elements be addressed in the plan.

Thrive MSP 2040, adopted by the Metropolitan Council, has designated Mounds View as a “Suburban” community – one that was primarily developed in the 1980's and into the 1990's as Baby Boomers established homes. In May 2014, the Metropolitan Council estimated that Suburban communities will grow by 159,000 residents, 76,000 households, and 161,000 jobs between 2010 and 2040. This represents growth of 22% in population, 27% in households, and 43% in jobs, regionally.

The City of Mounds View intends for this plan to guide development and redevelopment within the city to achieve the stated goals and policies for balanced and efficient land use. Most of the development activity will occur through redevelopment. The City anticipates that most opportunities for redevelopment will occur along the Mounds View Boulevard corridor. As such, much of the corridor is guided for Mixed-Use, with the intent of allowing flexibility of residential and/or commercial redevelopment, at varying densities.

The Metropolitan Council encourages growth to occur around new and existing activity centers. This type of land use can create places for people to gather with a mix of retail, higher density residential, parks, and institutional spaces. If properly integrated with the community, these places also help people move around by foot, bicycle, transit, and other modes while diminishing the dependence on the automobile. The City's land use policies and strategies reflect this regional strategy.



Neighborhood Meeting held for proposed Crossroad Pointe apartments, and Heartland Gun Club & Range (Sept 21, 2017). The project evolved into the 128-unit *Gray Stone Flats*, at Mounds View Boulevard and County Road H2, opening fall, 2021.

LAND USE PLAN PURPOSE

The land use plan is interrelated with all other elements, goals, and objectives of the Comprehensive Plan. The purpose of the land use element is to designate the type, location, and density of land uses in Mounds View. In doing so, the City will consider the following:

- City goals and policies
- Natural resources
- Supportive elements, such as transportation, utilities, and drainage
- Existing and future problems
- Coordination with surrounding cities and metropolitan systems and facilities

LAND USE GOALS AND POLICIES

The City has developed land use goals and policies which function as the foundation of the plan as they define what the city should look like in the future. Mounds View has based the future land use plan on these goals and policies. The following are the land use goals and policies for Mounds View:

Goal 1: Stabilize and strengthen neighborhoods

- Establish and preserve neighborhood character through public investments identified in the Capital Improvement Program (CIP).
- Stabilize neighborhoods through citizen-initiated and proactive zoning code enforcement.
- Require impact studies to be completed when considering developments which may significantly affect a surrounding neighborhood.
- Ensure redevelopment complements adjacent land uses and character. When considering development, preserve vegetative buffers between different land uses when possible and establish vegetative buffers when none exist.

Goal 2: Enhance the appearance of properties along Mounds View Boulevard and establish a physical focal center for the city.

- Conduct proactive code enforcement of properties along the Mounds View Blvd corridor.
- Complete pedestrian trails with connections to trail systems in adjacent communities.
- Create a place that represents a unique and attractive destination.
- Ensure redevelopment and landscaping along the Mounds View Boulevard Corridor enhances the corridor's urbanizing character while maintaining physical buffers from the motoring public.
- Develop a model for mixed-use districts along Mounds View Boulevard.



Opinion Survey

The top three factors residents like most about Mounds View are (1) access to highways; (2, tied) schools; and neighborhood or my neighbors; and (3) my house.

Survey respondents commented about the city's large wooded lots, quiet neighborhoods, and proximity to services and amenities.

General comments about what respondents liked *most* about Mounds View:

"Proximity to needed services & businesses".

"Proximity to Unity Hospital and Cub".

"Old trees, large lots. I like the variety of dwellings. This is not cookie-cutter suburbia."

"Compost and organics recycling".

"Large lots for a close suburb".

"New roads".

"Location close to town but yet not too far north".

"People need to be able to get around when they have no car; the walking and bike paths are great to have. Thank you".

Goal 3: Strategically invest in redevelopment opportunities.

- Continue Business Retention & Expansion (BR&E) efforts through conducting BR&E visits, and promotion of Mounds View businesses.
- Identify sites deemed blighted or detracting from the city's character for potential façade improvements.
- When reviewing proposals to redevelop historically or culturally significant buildings or sites, consider how these icons can be repurposed or preserved as an alternative to their removal. Examples include homes or businesses built before 1940 (consider remodel & expansion before removal & replacing), and the Mermaid statue (consider public subsidies for restoration).
- Include large parking lots in discussions related to potential redevelopment of underutilized lands.
- Map opportunities to assemble properties.
- Encourage affordable housing in redevelopment.
- Meet the City's goals of creating livable wage jobs on redeveloped sites.
- Support new industrial businesses.

Goal 4: Encourage resident participation and active citizenship within the community.

- Provide accurate, complete, and timely communications with the public through official notices and social media.

Goal 5: Amend the Future Land Use Map and/or Zoning Map to support changes when found that the proposed designation will not significantly create adverse impacts to the surrounding neighborhood or community.

- Require supporting documentation for land use and zoning changes.
- Update the zoning code to conform to the Future Land Use plan.

EXISTING LAND USE

There is a variety of land use throughout Mounds View from parks and single-family residential neighborhoods to commercial and industrial nodes. The city consists mostly of single-family residential neighborhoods with most other uses (e.g. multi-family, commercial, and industrial uses) clustered along and around Mounds View Boulevard. Small parks and churches are scattered throughout the quiet residential neighborhoods. The largest parks are generally closer to multi-family residential, manufactured housing parks, and commercial areas. The industrial areas are clustered around freeway access-points.



Opinion Survey

General comments about what respondents liked the *least* about Mounds View:

"Nothing to draw outsiders, lack of restaurants or central shopping."

"Could be more walkable destinations for families."

"Mounds View is not a destination city. It is a city that commuters want to travel through, as quickly as possible, to get to their jobs in other cities. Mounds View does not do a good job of managing this traffic."

"Lack of community center/"downtown" area for shopping. No stores and lots of vacant old buildings, dining, gathering."

"Mounds View is thoroughly bland, uninteresting, poorly landscaped, uninspired, and the government seems uninterested in making it a "home town". It has zero character – it's just another place."...

"Mounds View Boulevard appears quite unkempt both the land and businesses. Next, landlords should be made more responsible for upkeep of their properties. Finally, if we're building more apartments, gear them toward a more upscale population. Mounds View has enough low income housing."

"Lack of grocery and retail. Lack of quality shopping choices. Overabundance of affordable housing."

RESIDENTIAL

Most of the land in Mounds View is used for single-family homes. The vast majority of homes were built in the latter half of the twentieth century. Scattered throughout these tree-lined neighborhoods are small neighborhood parks, churches, and a few schools.

COMMERCIAL

At the center of the city and along Mounds View Boulevard are lands with a wider variety of uses – from multi-family housing to commercial strip malls and City Hall. Mounds View Boulevard is generally lined by commercial and office uses, with multi-family, institutional, and industrial uses just off the Boulevard and indirectly connected. Certain uses function as effective buffers between the busy corridor and the quiet residential streets – including Silver View Park and various multi-family housing developments.

INDUSTRIAL

The area around the interchange of Mounds View Boulevard and Interstate-35W is the primary industrial area of the city. Retail and other commercial uses work to provide an entrance to the city from the southeast at Mounds View Boulevard and Old Hwy 8, but surrounding that area are a large number of parcels used primarily for industrial purposes.

A second industrial area is on the far north edge of Mound View, bisected by US Highway 10 from the rest of the city. This area is unique from the larger industrial area previously mentioned because it hosts one large distribution center. It is also accessed directly from County Road J on the edge of Mounds View. Little traffic that is related to this use is expected through Mounds View.

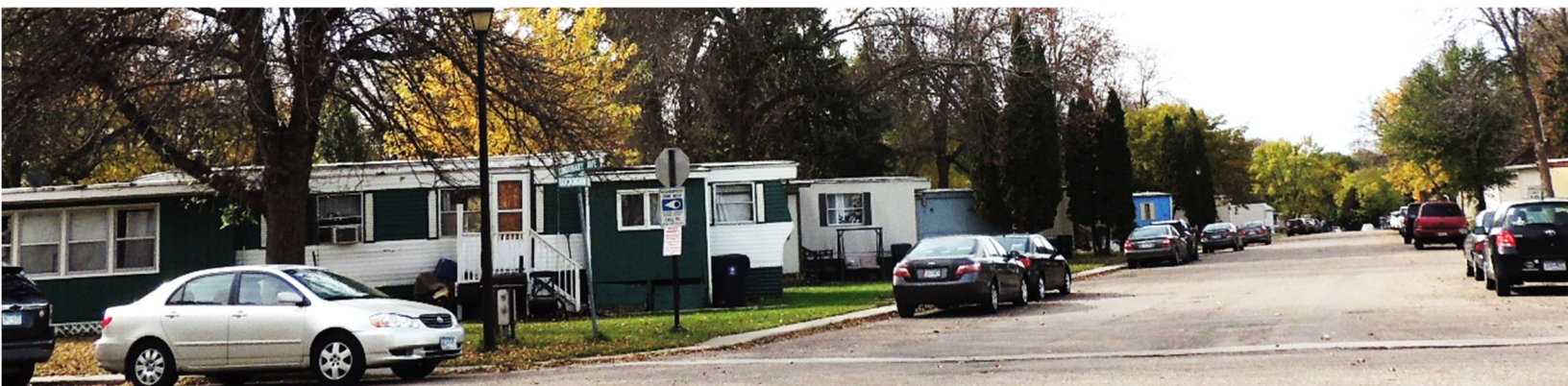
MANUFACTURED HOUSING PARKS

The manufactured housing parks in Mounds View are also situated near I-35W – though freeways may not function as an amenity for this use. One manufactured housing park is situated between a freeway, an industrial area, and a large park. The two others are lined by freeways on at least one side and multi-family housing or duplexes on the others.



Manufactured Homes

Mounds View is home to three manufactured housing parks, with a combined 561 homes (11% of households). The parks were established during the 1960's and are privately owned. They are licensed and inspected annually by Ramsey County Public Health.



Towns Edge Terrace

EXISTING LAND USE MAP


 Existing land use in Mounds View is shown by net acreage and percentage of the whole in Table 2-1. On the following page, Figure 2-1: Existing Land Use shows the distribution of those categories throughout the city.

Table 2-1: Existing Land Use	Net Acres	Percent Acres
<i>Single Family, Detached</i>	1,109.88	42%
<i>Single Family, Attached</i>	58.47	2%
<i>Multi-Family</i>	86.10	3%
<i>Manufactured Housing Park</i>	80.03	3%
<i>Retail and Other Commercial</i>	74.56	3%
<i>Office</i>	40.35	2%
<i>Mixed-Use Residential</i>	0.40	0%
<i>Mixed-Use Industrial</i>	21.33	1%
<i>Industrial and Utility</i>	148.82	6%
<i>Institutional</i>	87.77	3%
<i>Park, Recreation, or Preserve</i>	128.58	5%
<i>Undeveloped/Vacant</i>	52.63	2%
<i>Right-of-Way</i>	538.21	20%
<i>Open Water</i>	61.90	2%
<i>NWI Wetland</i>	144.75	5%
Total City	2,633.79	100%



Mounds View Square

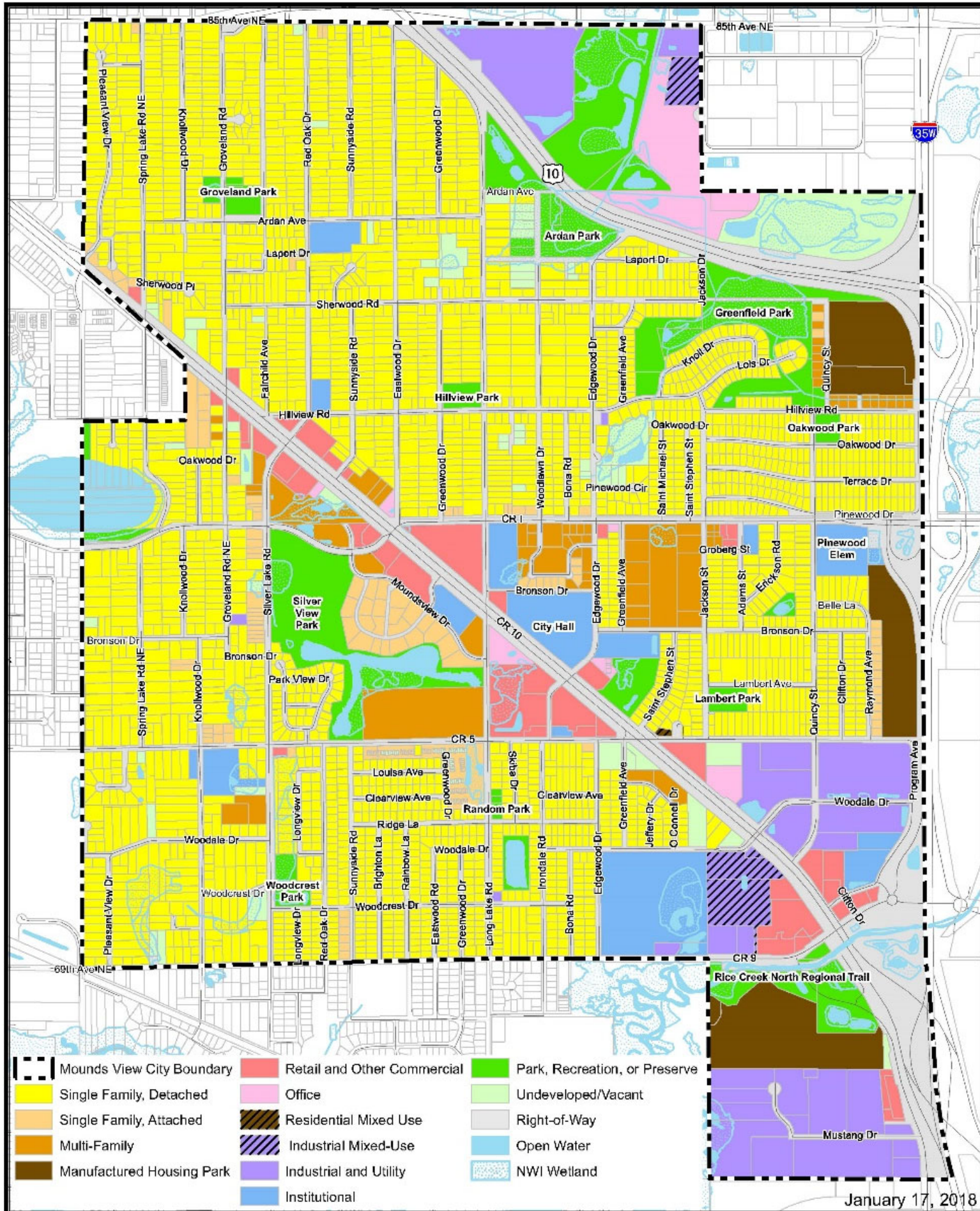
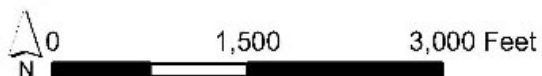


Figure 2-1: Existing Land Use

City of Mounds View



FUTURE LAND USE

Mounds View is a developed suburb. Updates to the land use map are more detailed and less radical in nature. Updates to the future land use plan include:


- Consolidation of land use guide categories
- Development of the definition, and expansion of Mixed-Use districts

Because Mounds View is developed from edge-to-edge, new land uses will occur through redevelopment. No significant impacts to infrastructure or a need for additional services provided by the City – including sewage flow – are expected as a result of population growth.

RESIDENTIAL

This comprehensive plan update comes with a simplified list of residential land use categories compared to the previous update. The purpose of this simplification is for easier compatibility of the zoning code and realization of the City's vision.

The 2030 Update had four residential categories: single-family, detached; single family, attached; Multi-family; and Manufactured Housing Park. Each of those categories was compatible with numerous zoning categories which stifled the ability of the Comprehensive Plan to guide toward a defined vision.

 The 2040 Update simplifies the guide categories and establishes a clearer path for the application of the zoning code. The new designations are as follows:

Single-Family Attached (SFA) includes single family residential units which are attached to each other. Examples include two-family dwellings, three-family dwellings or townhomes. The density limits within this category are between 1 to 5 units per acre.¹

Single-Family Detached (SFD) includes standalone single family residential buildings with only one unit. Examples include single family dwellings and platted lots. The density limits within this category are between 1 to 5 units per acre.

Multi-Family Residential (MF) includes land with one or more buildings and three or more dwelling units which are attached to each other. Examples

¹ In R-1 zoning district (2018), the minimum lot size is 11,000 sf (12,500 sf if corner lot). Subtracting ROW, the density = 2.83 units per acre. In R-2 district (e.g. two-family townhomes), the density = 5 units per acre.

New Neighbors

Mounds View Township was settled in the early 1940's with small homes built on large wooded lots along dirt roads. When regional sewer was extended into town in the 1960's, many of these large lots were re-platted.

As time passed, many of the original 1940's homes have aged poorly. For those still on larger lots, if the property value was less than the retail value of two lots minus home demolition costs (e.g. less than \$180,000), the large lot becomes a target for developers as a tear-down and re-plat.

In Mounds View, there are about two or three teardowns per year, often including subdividing the large lot into two. There are only a handful of these large lots left, which can be subdivided, and still meet the minimum lot dimensions required in the Zoning Code.




Red Oak Drive

include fourplexes, apartments, cooperatives and condominiums. Density expectations for this category are from 5 to 15 units per acre.²

Manufactured Housing Park includes land under single ownership that has been planned and improved for the placement of mobile/manufactured housing for dwelling purposes. Also includes land that has been planned, improved and subdivided for the placement of mobile/manufactured housing for dwelling purposes. The density expectation for this category is from 1 to 8 units per acre.³

COMMERCIAL

 The commercial guide designations have been streamlined. The previous 2030 Update included four commercial designations and one commercial planned unit development (PUD) designation. This 2040 Update includes two commercial designations and one office designation.

Neighborhood Commercial is intended for those commercial uses which are compatible within a residential neighborhood. Historically, retail businesses in these locations have struggled, and many of them sit vacant or have uses such as offices, which are not location dependent.

General Commercial is intended for retail and service businesses, often which are auto dependent. Examples may include retail, restaurants, entertainment, and gas stations. This category is a consolidation of the 2030 Plan's Community Commercial, Regional Commercial PUD, and Highway Commercial.

Office is intended for offices and ancillary uses. An example is the Medtronic complex, consisting of offices, laboratories, daycares, and other services intended for those office employees.

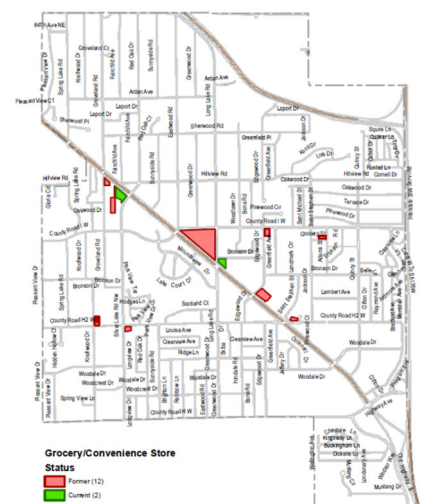


The Corner Store

As neighborhoods grew, retail grocery and convenience stores have come and gone:

- Simon's Market (1946 – mid 1980)
- B & R Groceries (1958 – 1972)
- Fedor's (1961 – 2016)
- Unknown name (? – 1965)
- Tom Thumb / Sam's Food Market / Snap Market (1973 – 2016)
- Penny's Market / Country Club (1974 – 1992)
- 7 Eleven / Super America (1973 ~ 1992)
- Walgreens (2001 – present)
- Snyder's (2005 – 2010)
- CVS (2004 – present)
- Aldi (2007 – present)

Competition with gas station convenience stores and supermarkets in neighboring cities have contributed to local store closures. Today, many of these former stores have been repurposed for meat processing, liquor sales, offices, and warehouses. Property owners and city staff have struggled to identify compatible reuses. The map below shows former convenience and grocery stores in red and current stores in green.



² In R-3 zoning district (e.g. 4+ unit townhomes) (2018), the density = 10.6 units per acre (e.g. Pleasant View Townhomes, SW corner of Mounds View Blvd & Groveland Rd).

³ There are three manufactured housing parks. Colonel Village is 7.66 units per acre; Mounds View Manufactured Home Park is 7.78 units per acre, and Townsedge Terrace Manufactured Home Park is 6.92 units per acre.

INDUSTRIAL



Three Industrial designations have been combined into a single category. The previous 2030 update included a Light Industrial, Heavy Industrial, and Light Industrial PUD designation.

The 2040 Update streamlines the guide to a single Industrial designation. Industrial guided areas are located around the interchange of Mounds View Boulevard and Interstate-35W and north of State Highway 10 at Xylite Street, as were the cases in the previous Update. Some small changes have been made to guide certain parcels from Regional Commercial to Industrial, and from Industrial to Office or General Commercial.

Industrial is intended for light manufacturing, warehousing, office-showroom, and similar uses, in addition to a need for outside storage. Non-traditional uses may be in Industrial areas which have similar needs (e.g. high ceilings and open floor plans). Examples of these alternative uses include indoor sports facilities and trampoline parks.

MIXED USE

Compared to previous updates, the Mixed-Use designation becomes a more substantial category for guiding land use. The purpose of a Mixed-Use category is to remove barriers for developments that have complementary uses from two or more use categories – for instance a combination of multi-family residential and office/retail uses together on one parcel, or one neighborhood. The Future Land Use map includes two neighborhoods of Mixed Use; (1) Mounds View Blvd & Groveland Rd; and (2) Mounds View Blvd & Co Rd H2.



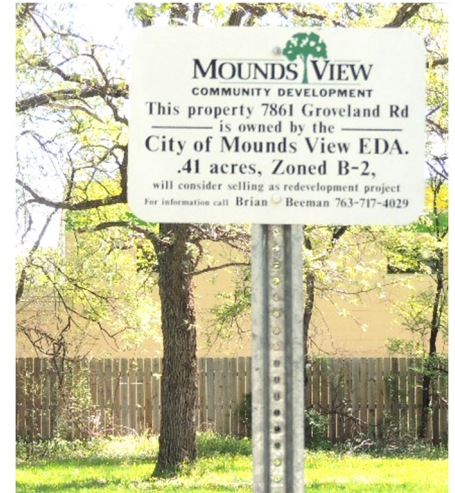
It is the intent – not requirement – that development within the Mixed-Use designation be developed as a Planned Unit Development (PUD). The City anticipates that Mixed Use districts will be redeveloped at 60% residential and 40% commercial. The density minimums and maximums for the residential portion will be as follows:

- Mixed Use (MU) residential component: 15 to 30 units per acre⁴

The City of Mounds View seeks to achieve Mixed Use Districts by:

- Allowing development of multiple, complementary uses that support one another.
- Promoting a walkable, sustainable development pattern that supports alternative forms of transportation (walking, biking, and transit) while still accommodating the automobile.

⁴ In the R-4 zoning district (2018), the density = 17 units per acre. The Gray Stone Flats PUD (2020) will = about 30 units per acre.



Business, Retention & Expansion

Mounds View is home to about 140 businesses of various industries and sizes. City Staff maintain an active Business, Retention & Expansion (BR&E) program, visiting each business on a 3-year cycle. The intent is for City Staff to be aware of the businesses' activities and needs, and to provide assistance when appropriate, from providing information on sign regulations, to connecting business owners wishing to expand with representatives from MN DEED and Greater MSP.

The greatest challenges that local businesses have expressed include; lack of employees; tax & utility rates; and lack of space to expand.

By staying knowledgeable of available properties and business needs, the City can connect buyers and sellers. Since the City is built-out, many businesses can only expand by relocating outside of Mounds View. This is a short-term loss for the City but presents opportunities for redevelopment of vacant and underutilized properties.

- Demanding high quality design to ensure compatibility between residential and commercial uses.
- Creating attractive, community-oriented development that positively reflects on the identity and quality of life of Mounds View.

The City has conducted various studies⁵ and plans⁶ of the Boulevard corridor. Such plans have presented an ideal vision, but challenges to redevelopment remain. The Mixed-Use designation provides the flexibility to consider opportunities, without needing to amend the Comprehensive Plan.

PARKS/OPEN SPACE

Park, open space and recreational facilities owned and operated by local, regional, state and federal governments.

PUBLIC/SEMI-PUBLIC

Land use primarily for governmental, educational, religious, social or health care facilities excluding clinics. Examples include nursing homes, private hospitals, tax-exempt properties owned by federal, state, county, city or school districts, private schools, fire stations, libraries, and tax-exempt properties owned by churches and cemeteries.

UTILITY

An area or strip of land, either public or private, occupied by a power plant or substation, electric transmission line, oil or gas pipeline, water tower, municipal well, reservoir, pumping station, water treatment facility, communications tower, or similar use.



Premium Stop Redevelopment Study, 2006
(DSU/Bonestroo/Stantec).

Concept plans included a mix of (west to east): townhomes, senior condominiums, office/retail, more townhomes, an apartment building.

As of 2019, this area consists of (west to east): apartments, senior/assisted living, vacant land, single-family homes.

⁵ *Redevelopment Roundtable*, April 7, 2018. *Navigating the New Normal Workshop*, ULI Minnesota, June 14, 2012.

⁶ *County Road 10 Redevelopment and Revitalization Plan*, URS (2002). *Premium Stop Redevelopment Area Study*, DSU/Bonestroo (2006)

FUTURE LAND USE MAP

The 2040 future land use plan for Mounds View is shown by net acreage and percentage of the whole in Table 2-2. On the following page, Figure 2-2 shows the distribution of those categories across the city.

Over the decades, the land use category definitions have evolved. Note: no changes to the future land use plan were made between 2030 and 2040.

Table 2-2: Future Land Use

	2020		2030		2040	
	Acres / Percent		Acres / Percent		Acres / Percent	
<i>Single-family Detached</i>	1,111	42%	1,115.3	42%	1,120	43%
<i>Single-family Attached</i>	58.5	2%	57.05	2%	55.6	2%
<i>Multi-family Residential</i>	86.1	3%	85.9	3%	85.6	3%
<i>Manufactured Housing Park</i>	80.0	3%	80.0	3%	80.0	3%
<i>Neighborhood Commercial</i>	-	0%	1.9	0%	3.7	0%
<i>General Commercial</i>	74.6	3%	71.7	3%	68.8	3%
<i>Office</i>	40.4	2%	46.4	2%	52.4	2%
<i>Mixed Use</i>	21.7	1%	30.4	1%	39.0	1%
<i>Industrial</i>	148.8	6%	159.1	7%	171.6	7%
<i>Utility</i>	-	0%	2.3	0%	2.3	0%
<i>Public/Semi-public</i>	87.8	3%	82.3	3%	76.7	3%
<i>Parks/Open Space</i>	128.6	5%	131.5	5%	134.4	5%
<i>Undeveloped</i>	52.6	2%	26.3	1%	-	0
<i>Right of way</i>	538.2	20%	538.2	20%	538.2	20%
<i>Open Water</i>	61.9	2%	61.9	2%	61.9	2%
<i>Wetland</i>	144.8	6%	144.8	6%	144.8	6%
<i>Total</i>	2,635.0		2,635.0		2,635.0	

ANOKA COUNTY – BLAINE AIRPORT

The Anoka County-Blaine Airport is north and in proximity to Mounds View, effecting certain land use regulations. Federal and state agencies have established safety zones to ensure safety of aircraft operations. Land uses in these zones must be consistent with FAA and MnDOT Aeronautics rules. For more information regarding the Anoka County – Blaine Airport see Chapter 5: *Transportation*.

POTENTIAL REDEVELOPMENT AREAS

Various underutilized sites have been identified in Mounds View that are prime for redevelopment. Most of these sites are located along Mounds View Boulevard, and in year 2019 take the form of vacant lots, vacant or underutilized buildings, or oversized surface parking lots. Potential redevelopment sites are listed in Table 2-3 and mapped in Figure 2-3. Such sites may or may not be actively marketed for sale or lease by their owners. In either case, the City markets such sites to inquiring developers and investors.

The City's Economic Development efforts are restricted by the following:

- Land that is prime for redevelopment, but whose owners are not interested in selling, or have priced the property above market.
- Land in which the highest & best use would require demolition of its building. The cost of the property (land + building) is too expensive when considering the building has no reusable value.
- Lack of available properties, five or more acres in size.
- Lack of access onto Mounds View Boulevard.

Since the 2030 Comprehensive Plan update, the City has assisted private redevelopment efforts through acquiring small adjacent properties and assembling into a larger project area. The EDA's acquisition of property is dependent upon adequate funding. Funding sources have varied, project by project.

The EDA has and will consider Tax Increment Financing (TIF) and Tax Abatement, as appropriate.

Table 2-3: Density within Redevelopment areas (Net Developable Acres)

Applicable Districts	Density p/acre	Current-2020		2021-2030		2031-2040	
		Net Acre	Min. Units	Net Acre	Min. Units	Net Acre	Min. Units
SFD	1-5	10	19	21	25	8	14
SFA	1-5	11	66	0	1	-	-
MU	15-30	5*	160	66	366	13	60

*Mixed use acres represent the 60% expected residential development



The Mermaid Event Center

The Mermaid Lounge opened in 1966 on the corner of Mounds View Boulevard and County Road H, featuring a 25 foot tall mermaid statue. The lounge has expanded to include a bowling center, three event halls, and a hotel. The property includes 9.3 acres, and over 800 parking stalls. The expansive parking lot allows the facility to hold simultaneous events which maximizes its capacity. The property changed owners in 2018 and looks forward to a new chapter at this key intersection. This may include redevelopment of portions of its parking lot for a use complementary to its hotel and event center, in addition to the restoration of its iconic statue.



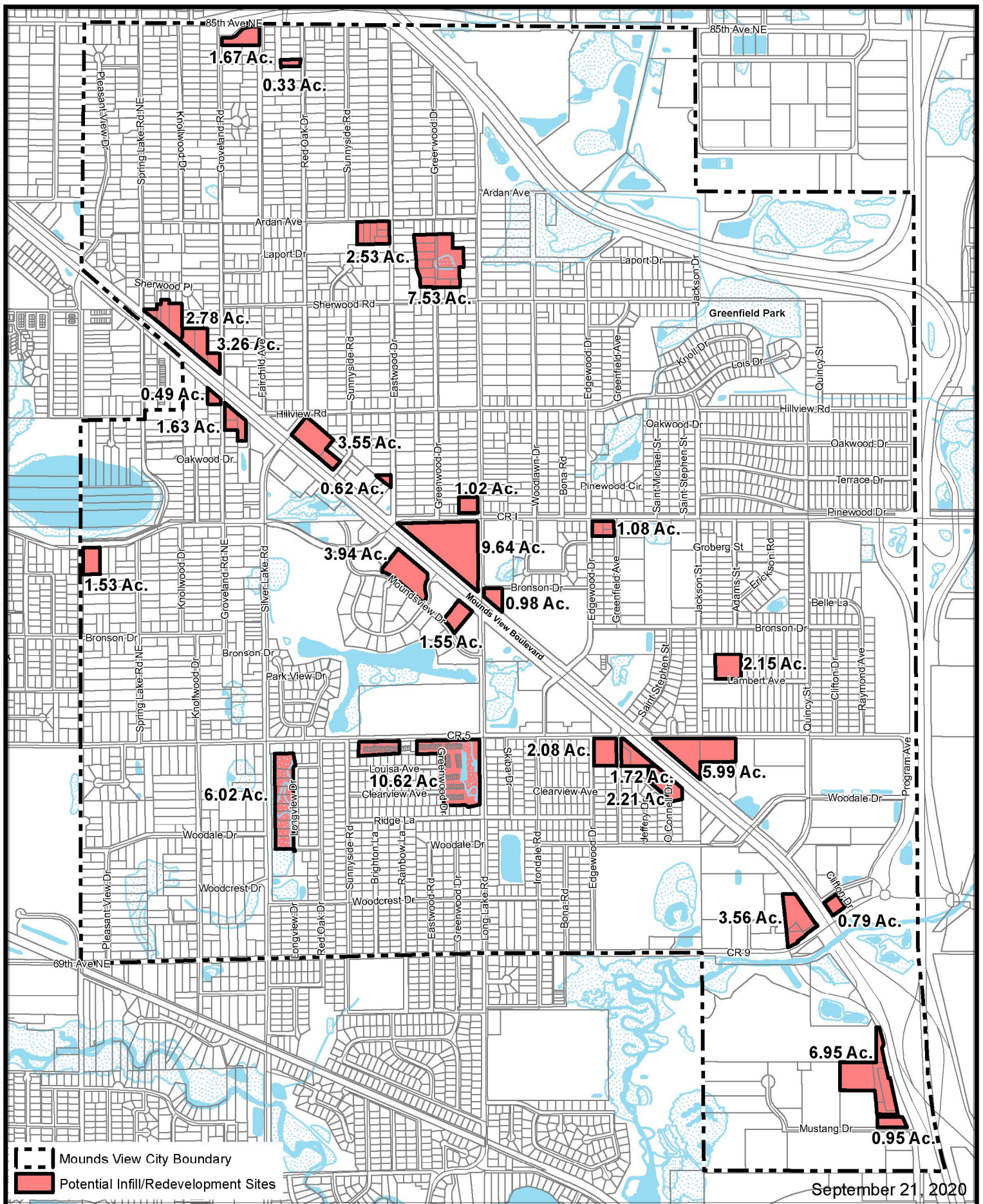
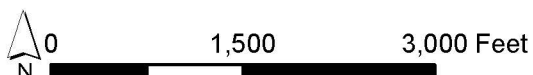


Figure 2-3: Potential Redevelopment Sites
City of Mounds View



DOWNTOWN STUDY

The City Council and Planning Commission have expressed interest in redevelopment along Mounds View Boulevard and public input has suggested increased demand for a local downtown center. The Metropolitan Council has emphasized the importance of developing dense activity centers where people can live, work, and play. A center that is accessible by Mounds View residents by foot could provide a place to gather and inspire unified identity for the community. The most likely locations for a downtown center are around the New Vision Cinema, The Mermaid, or Mounds View Square.

The Mixed-Use land use guide category may be used as a tool to encourage this type of growth.

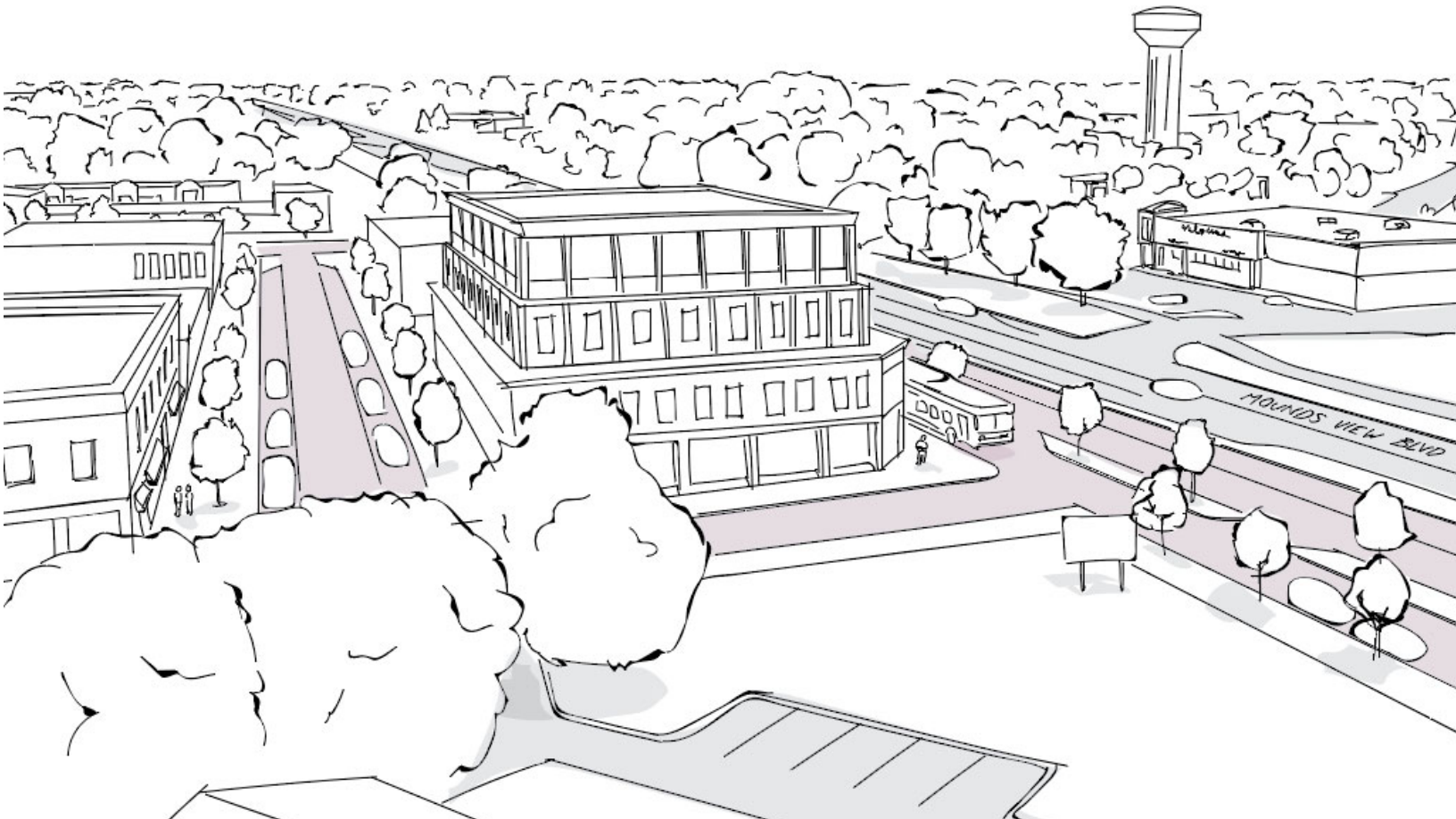
In the coming years, staff will study feasibility and alternatives for redeveloping land to function as a town center for Mounds View. Land use studies will be done in tandem with transportation studies, as each is largely dependent on the other. For transportation related topics, see Chapter 5.



Opinion Survey

“Character. We are bland with one stupid wide treeless canal-like highway of cement cutting down the middle with some of the worst-timed stop lights in the Twin Cities. Nowhere to go, nothing to do, no place to meet. We live here, but go elsewhere for any kind of social life.”

- Mounds View Resident



HOUSING

Many of the sites identified in Figure 2-3 are along Mounds View Boulevard, prime for Mixed-use development including medium- to high-density housing as an integral component. Projects in these locations are well situated to host both affordable- and market-rate units as they often have greatest access to services and amenities. For more information, see Chapter 3: *Housing*.

New housing units along Mounds View Boulevard may help increase the number of available units in the city while maintaining the existing character of adjacent residential neighborhoods by directing growth toward the corridor. Support for – and improvement of – existing transit along the Boulevard will help improve mobility, reduce congestion, and in turn help reduce the likelihood of motorists driving-through residential neighborhoods, helping maintain their quiet character. See Chapter 5: *Transportation* for more.

KEY EMPLOYMENT AREAS

Most employment areas within the city are located along Mounds View Boulevard. The exceptions include schools and churches. The heaviest concentration of jobs are in the industrial areas around the interchange of Mounds View Boulevard and Interstate-35W. A secondary employment area straddles the border of Mounds View and Blaine north of US Highway 10.

The Twin Cities Army Ammunition Plant (TCAAP) and Arden Hills Army Training Site (AHATS) together comprise over two-thousand acres of land just east across interstate-35W from Mounds View. Plans for redevelopment of the massive site have spanned decades. In 2016, the City of Arden Hills and Ramsey County, as a Joint Development Authority, selected a master developer for the site. As development continues, the TCAAP and AHATS site are expected to become key employment areas for Mounds View and surrounding municipalities.

The Mounds View School district is consistently ranked among the Top 10 metro school districts. School district facilities within Mounds View include Pinewood Elementary school (553 students), Edgewood Middle school (659 students), Bridges transitional school and the Area Learning Center. Combined, these schools account for about 200 staff.

It is critical for Mounds View to maintain and attract employment opportunities as a matter of quality of life for its residents. A self-sustaining community is one that has a variety of uses, from residential to commercial and industrial. Keeping jobs nearby means that residents of Mounds View have greater opportunities to live near work, reduce their commute times, and be able to spend more time doing other things.

Measures of employment intensity in key areas is shown in Table 2-4: 2040 Employment Intensity.



Medtronic

In 1970, the Mounds View City Council denied a proposed 900-unit manufactured housing park near the North Starr Speedway (1950-1979), and appointed a golf course study committee, which recommended an 18-hole public course and swimming pool. In 1995, “The Bridges” 9-hole public course opened. After consistently operating at a deficit, the City closed the course in 2005, and sold the land to Medtronic. Proceeds from the sale have been used to supplement the City’s General Fund by about \$250,000 per year, between 2007 and 2033. Park Dedication Fees were used to move the clubhouse to Random Park, and construct park shelters at Hillview and Lambert parks.

Medtronic’s Mounds View campus opened in 2007 and focuses on research & development of cardiac rhythm medical devices. The campus includes three office towers, a parking ramp, and land for expansion. Employment fluctuates between 3,000 and 3,300 employees and is Medtronic’s largest campus. The campus includes an employee walking path, which according to Strava Labs Global Heat Map, is the most used walking path in Mounds View.

West of the campus are 43-acres of wetland, flood plain and woods. This land was donated to the City by Sysco Foods for parks and open space. Pending funding, there is an opportunity to develop a loop trail system. It is likely that such a trail would primarily benefit Sysco and Medtronic employees with limited use by residents because of separation by US Highway 10. Development of a trail would be dependent upon donations from the two businesses.


Table 2-4: 2040 Employment Intensity

APPLICABLE DISTRICTS	Acres	Mean FAR	Working acres	Working sqft	Sqft/worker	Workers
Neighborhood Commercial	3.7	0.28	1.036	45128.16	1200	37
General Commercial	68.8	0.28	19.264	839139.84	920	912
Office	52.4	0.64	33.536	1460828.16	600	2434
Mixed Use (40% Com.)	15.6	0.28	4.368	190270.08	1200	158
Industrial/Utility	174	0.32	55.68	2425420.8	1500	1616

PROTECTING SPECIAL RESOURCES

As required by state statute, a municipality's comprehensive plan must include strategies for protection of special resources including solar access, historic preservation, aggregate resources, and natural resources.

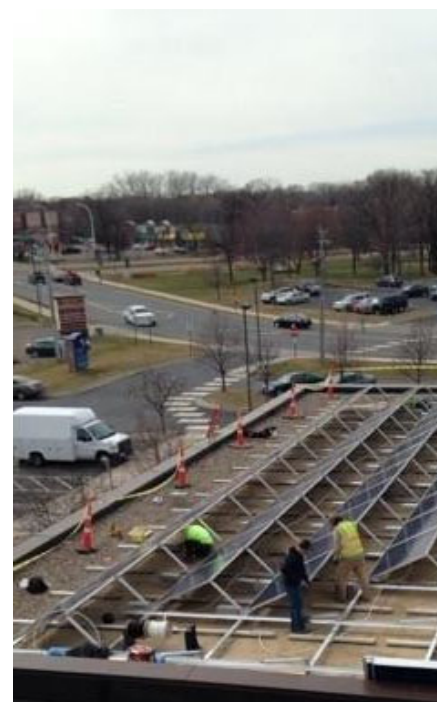
SOLAR ACCESS

 Minnesota Statutes require an element for the protection and development of access to direct sunlight for solar energy systems. The purpose of this legislation is to prevent solar collectors from being shaded by adjacent structures or vegetation and to ensure the availability of solar access. The City of Mounds View will whenever possible protect access to direct sunlight for solar energy systems on principal structures. The City will consider solar access in the review of site plans and planning decisions.

The Metropolitan Council has calculated the gross and rooftop solar potential for the City to identify how much electricity could be generated using existing technology. The gross solar potential and gross solar rooftop potential are expressed in megawatt hours per year (Mwh/yr) and these estimates are based on the solar map for each community. Developed areas with low building heights and open space areas have the highest potential for solar development within the City. Many of the developed neighborhoods and some natural areas in Mounds View have low gross solar potential due to existing tree cover. Solar suitability is mapped in Figure 2-4 and calculated in Table 2-5: Solar Suitability.

Table 2-5: Solar Suitability in Mounds View

	Gross	Gross Generation	Rooftop	Rooftop Generation
Megawatt hours per year (Mwh/yr)	3,970,368	397,036	543,963	54,396



Mounds View Community Center

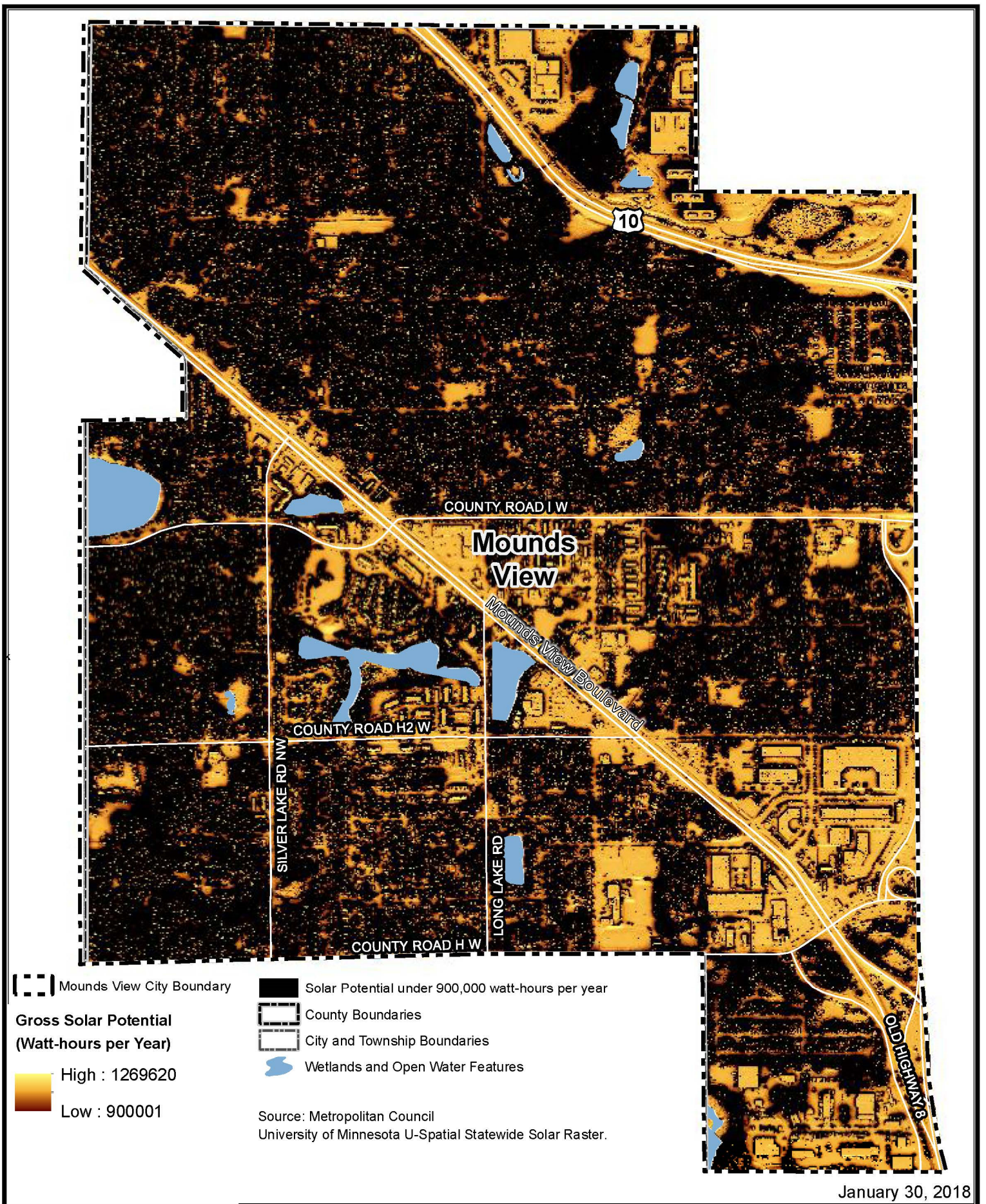
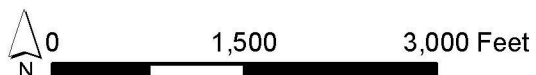



Figure 2-4: Gross Solar Potential

City of Mounds View




NATURAL RESOURCES


 Vibrant natural amenities help make Mounds View thrive. Preserving and retaining natural resources for the future is an important value in Mounds View and across the region. The City is home to numerous parks, lakes, and wetlands, which provide ecological and recreational benefits to residents. These natural resources are shown in Figure 2-5. No new parks are planned but the City will work to protect existing natural areas for future generations. Mounds View will collaborate with adjacent communities, the Minnesota Department of Natural Resources, the Rice Creek Watershed District, Ramsey County, Anoka County, and the Metropolitan Council to protect and enhance natural resources in the area.

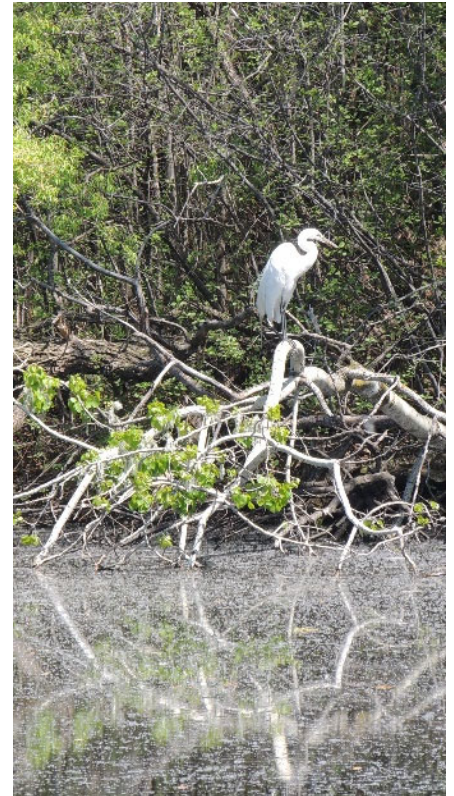
Mounds View is a Minnesota Green Step City, Level 2 (2020) and considering appointing a Green Step Advisory Committee to pursue additional endeavors.

HISTORIC PRESERVATION

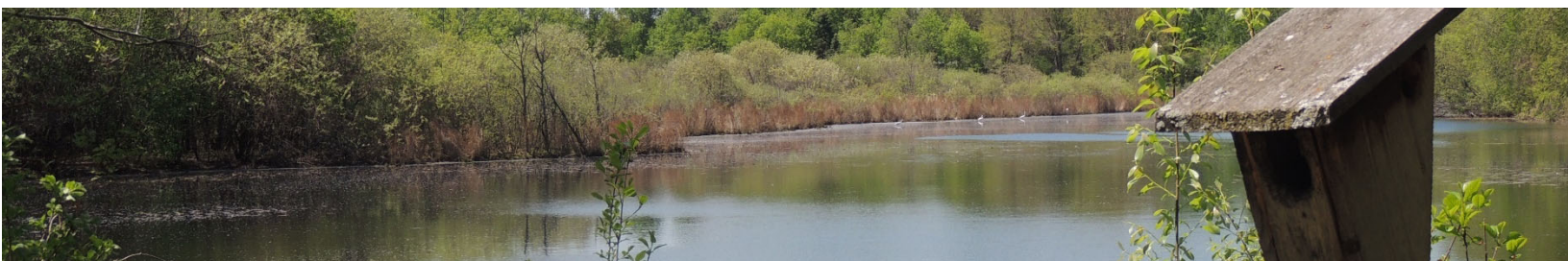
 Figure 3-1 illustrates the age of housing. There are no known historically significant or potential historically significant sites in Mounds View. The Mermaid statue (*The Mermaid Event Center* (1966)) is culturally significant. The statue was removed in 2018 due to roof damage. Nearly historic buildings include *Moe's* (formerly, *Pinewood Club* (1940)), *Church Upon the Rock* (formerly, *Red Oak School*, 1940), *Columbia Transit* (1940), *Simons Sporting Goods* and *Simons Liquor* (1946), and *Fedor's Pinewood Market* (1948). These buildings served as cornerstones of the Village after the War years. Structurally and by appearances, these buildings have not fared well over time. Within this Plan, a policy is established to consider adapted re-use, prior to any demolition and redevelopment.

AGGREGATE RESOURCES

 There are no aggregate sites in Mounds View. Therefore, there is no need for the City to adopt any special measures to ensure the protection of these resources. According to historic accounts, much of the “mounds” of Mounds View Township were mined long ago. Remnants remain within the Arden Hills Army Training Site (AHATS).



SilverView Park



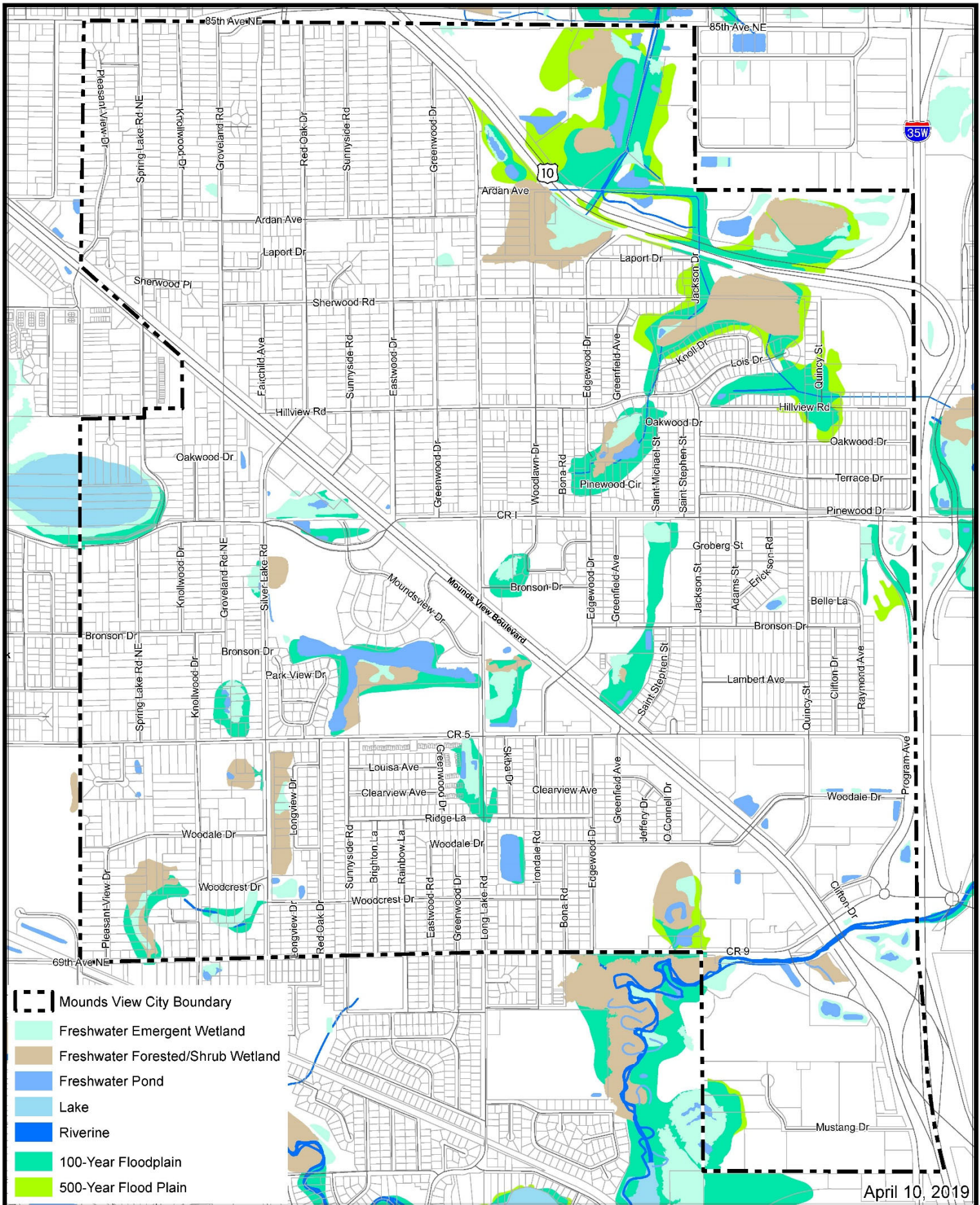
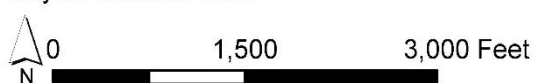


Figure 2-5: Natural Resources

City of Mounds View



Chapter 3: Housing

INTRODUCTION

Mounds View is a suburb in the northern Twin Cities metropolitan area. A variety of forces affect housing including demographic, regional, and local trends, the economic climate, the availability of land, government controls and the real estate market. A key factor in the City's ability to provide a livable community has been the development and maintenance of strong neighborhoods, which consist of a variety of housing styles and types, ownership and rental options, and range of costs.

The housing element of the Plan reviews the current housing situation and establishes a plan to meet the city's future housing needs. In addition, this element reports on four areas that the Metropolitan Council requires study including housing goals and policies, analysis of housing supply, anticipating future housing needs, and outlining programs that the City plans or currently utilizes to achieve housing goals.

HOUSING GOALS AND POLICIES

The City has developed goals and policies related to housing in order to grow and adapt to changing conditions. The goals and policies of this chapter are critical to guide housing that supports the community as it evolves and to support projected growth. The following are the housing goals and policies for Mounds View:

Goal 1: Support development and redevelopment which accomplishes 2040 forecasted population growth and the supportive land use designations identified in this plan.

Goal 2: Maintain the residential character of Mounds View.

- Preserve single-family neighborhoods.
- Reinvest in multi-family properties.
- Redevelop the Mounds View Boulevard corridor.

Goal 3: Support a mix of housing types reflective of the needs and desires of the community.

- Preserve affordable housing while encouraging redevelopment of multi-family properties, including manufactured home parks, such that if publicly subsidized redevelopment occurs, there is no net-loss of affordable housing units.
- Support Home Improvement programs and encourage their use by residential property owners.



Opinion Survey

It is clear that there is public opposition to affordable housing, and apartments.

Many of the concerns may be attributed to the age of apartments, many of which were built in the 1960's and 1970's, have been minimally improved, and lack modern amenities.

The Comprehensive Plan seeks a mix of housing types, supporting existing single-family neighborhoods, stabilizing the County Road I corridor, and manufactured home communities, as well as redevelopment of the Mounds View Boulevard Corridor.


- Coordinate with manufactured home communities on ways to improve their neighborhoods and longevity of private infrastructure.

Implementation of Housing goals and policies will focus on enforcement of property maintenance codes, crime reduction, preservation of urban forests, coordination with Ramsey County and service providers to help residents with financial and health concerns, and encourage rehabilitation and preservation of naturally occurring affordable housing, including reducing stormwater inflow & infiltration at manufactured home parks. Affordable Housing goals are most likely to be accomplished through redevelopment along the Boulevard, with inclusion of affordable and market-rate units. This is dependent upon the flexibility afforded by the Mixed Use zoning district, allowing increased density standards. The City will adopt a Fair Housing Policy and/or plan. Currently, the City informally implements practices without a coordinated plan.

EXISTING STOCK

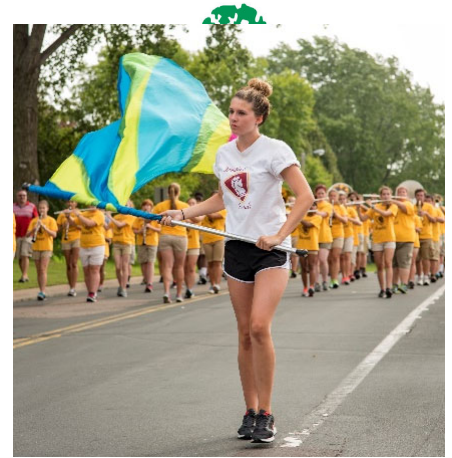
Mounds View was predominantly developed in the 1950's through 1970's. One-level homes, split-levels, and rambler homes are typical in this city as they are in the surrounding cities. Manufactured homes provide a significant percentage of housing units in the city and are located in three manufactured home parks. There are also a number of senior housing and multi-family units built from the late 1960's through the 2000's. The farmhouses that were built prior to 1930 and that are still standing are scattered throughout town. Figure 3-1 shows the time period in which each house in the city was built.

Figure 3-2 shows the values of owner-occupied housing units. The same data is not available for renter occupied units so this map excludes the values of apartments and homes in manufactured home parks.

 There were 5,332 occupied housing units in Mounds View in 2016. Most of those units, 3,102 or 58% were single-family homes. Multi-family homes (i.e. apartments or townhomes) made up 30% of the housing stock. A significant 10% of housing units in Mounds View are manufactured homes.

Approximately two-thirds of the total housing units were owner occupied. One-third were renter occupied. A break-down of housing units by type are calculated in **Table 3-1**.

Table 3-1: housing unit types	NUMBER OF UNITS
<i>Owner occupied</i>	3,600
<i>Renter occupied</i>	1,732
<i>Single-family</i>	3,102
<i>Multi-family</i>	1,669
<i>Manufactured homes</i>	561



Mounds View Schools

Mounds View ISD 621 serves northwestern Ramsey County. Mounds View residents are within the attendance area of each school listed below:

Irondale High School - All students have a personal learning plan, guiding their choice in classes according to their goals and progress. The District's *Pathways to Possibilities* allows students to pursue trades and earn college credit, including an Associates degree while at Irondale, along with internships with about 30 partnering businesses and organizations.

Edgewood Middle School - The middle school has a STEAM curriculum. 60% of students participate in music programs, and 40% in extracurricular activities. 47% of students are non-White. The most popular non-English, non-native languages are Spanish, Hmong, and Arabic. 47% of students are eligible for free or reduced-price lunch.

Pinewood Elementary School - Family Night is held each Thursday. Students in grades 4 and 5 can take band, choir, or orchestra, and Spanish. 49% of students are non-white. 52% of students are eligible for free or reduced-price lunch.

Sunnyside Elementary School - 43% of students are non-white. The most popular non-English, non-native languages are Spanish, Tibetan, and Somali. 45% of students are eligible for free or reduced-price lunch.

Pike Lake Education Center - This school serves 519 all-day kindergarteners, and are provided with free breakfast. 47% of students are non-white, 47% are eligible for free or reduced-price lunch.

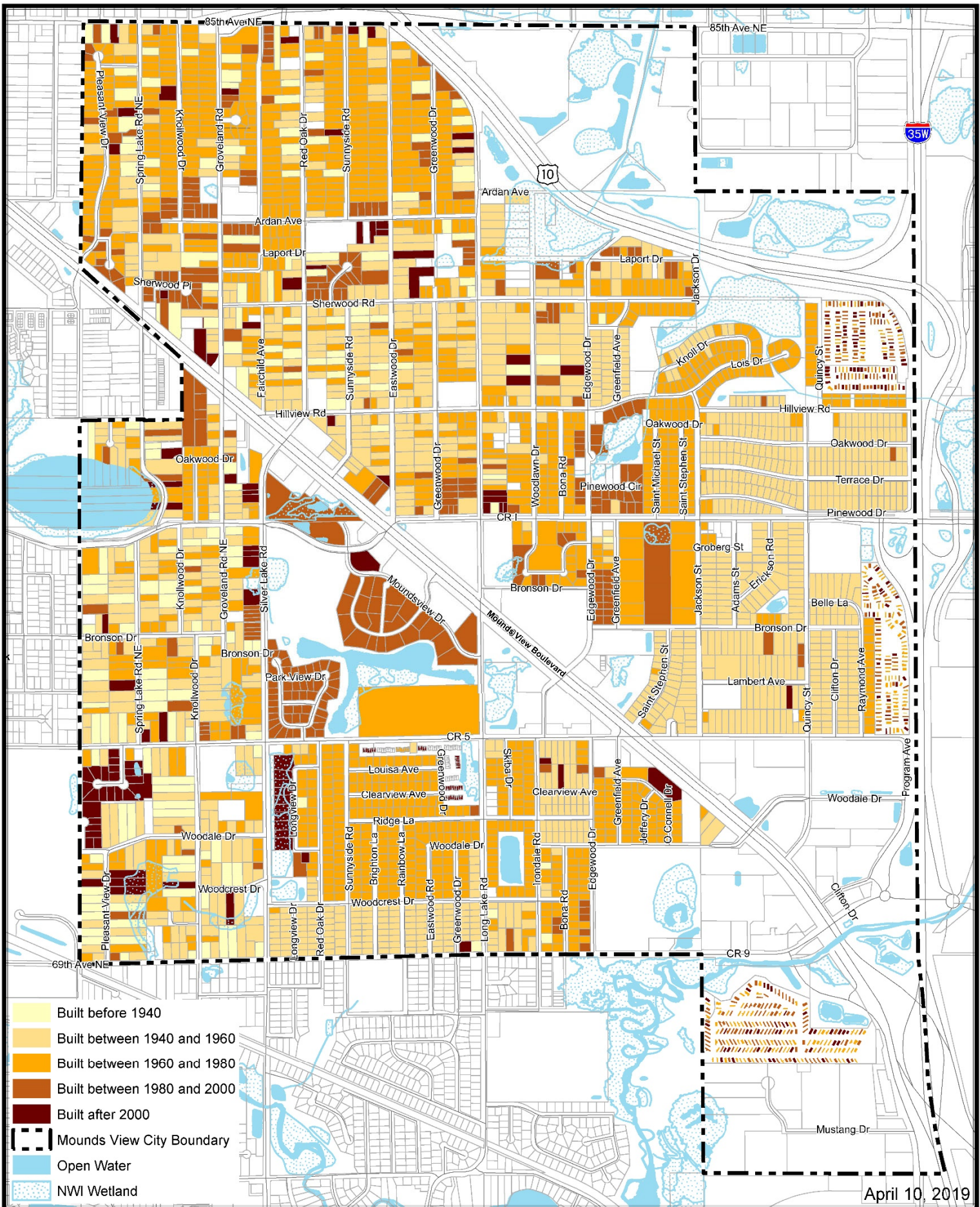
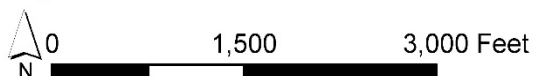



Figure 3-1: Housing Age

City of Mounds View



AFFORDABILITY

Residents across the Twin Cities region experience challenges affording the costs of housing. The Department of Housing and Urban Development (HUD) defines housing as ‘*affordable*’ if its residents pay no more than 30% of their gross income on housing and related costs. Housing costs include rent or mortgage payments, utility bills, HOA fees or other fees associated with living in a home. *There are over twelve hundred (24%) cost burdened households in Mounds View who do not meet that threshold.*

 Households are considered Cost Burdened if their housing costs account for a high percentage of their income. Cost burdened households are classified by household size and income as a percent of the area median income (AMI). Qualifications for affordable housing are dependent on income and household size, broken down in Table 3-2. The maximum rent by income and household size is broken down in Table 3-3. The number of cost-burdened households by income brackets below area median income (AMI) are calculated in Table 3-4.



Hillview Avenue

Table 3-2: Income limits by household size in order to qualify for affordable housing¹

	1	2	3	4	5
30% AMI	\$13,220	\$15,100	\$16,980	\$18,860	\$20,380
50% AMI	\$33,050	\$22,650	\$25,470	\$28,290	\$30,570
60% AMI	\$39,660	\$45,300	\$50,940	\$56,580	\$61,140
80% AMI	\$52,880	\$60,400	\$67,920	\$75,440	\$81,520

Table 3-3: Maximum gross rents by bedroom size for affordable housing (post 1989)

	1	2	3	4
30% AMI	\$531	\$636	\$735	\$735
50% AMI	\$885	\$1,061	\$1,226	\$1,367
60% AMI	\$1,062	\$1,273	\$1,471	\$1,641
80% AMI	\$1,416	\$1,698	\$1,962	\$2,188

¹ Minnesota Housing Finance Agency, “Income Limits And Maximum Rents; Table K: Projects Placed in Service on or after 4/1/2018”. Jan 2, 2019.

Table 3-4: Cost-Burdened by Income

	Households
at or below 30% of AMI	532
31% to 50% of AMI	593
51% to 80% of AMI	144

The median home value in Mounds View was \$219,100 in 2018 compared to \$208,000 in 2010. Most of the housing units in the City were affordable for households earning 51% to 80% AMI. A much smaller number were affordable to those earning a smaller percent AMI. The number of affordable units for each income bracket below AMI are calculated in Table 3-5.

Table 3-5: Affordable Units by Income

	Housing Units
at or below 30% AMI	704
31% to 50% AMI	1,467
51% to 80% AMI	2,612

Some housing units in Mounds View are publicly subsidized. A certain number of those units are supplied specifically for seniors. The number of publicly subsidized homes is calculated with sub-categories in Table 3-6.

Table 3-6: Subsidized Housing

	Number of Units
Publicly Subsidized	181
... specifically for Seniors	40
... specifically for People with Disabilities	22

HOUSING PROJECTIONS AND NEEDS

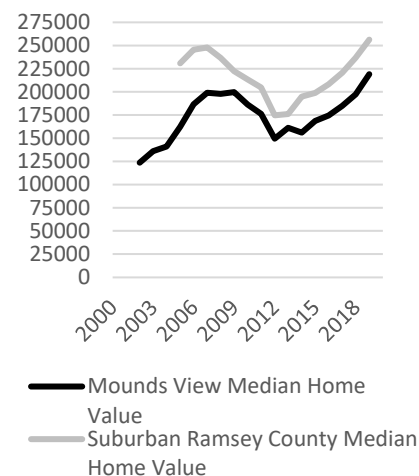
Although Mounds View is largely built-out, it will need to continue to grow as local and regional demographics evolve. The city will need to accommodate a rising population including residents of all socioeconomic backgrounds. The Metropolitan Council requires Mounds View to supply 27 new affordable units by 2040. The allocation of needed units by income brackets below AMI are calculated in Table 3-7.

Table 3-7: Housing Allocation by Income

	Required Units
at or below 30% of AMI	27
31% to 50% of AMI	11
51% to 80% of AMI	21 ²
Total Units	59

AMI = Area Median Income

² "Boulevard" Apartments, constructed in 2019, includes 60-units at or below 60% AMI.



Reinvestment

Many apartment buildings in Mounds View were built in the 1960's and 1970's without indoor parking, elevators, or other modern amenities, and are naturally occurring affordable housing, with rents \$0.90 - \$1.10 per sq ft for a two-bedroom unit (\$900 - \$1,300 per month), as of 2018.

In 2018, BBH Management purchased the 48-unit Ridgewood Apartments. As leases expire, BBH has remodeled each unit, floor to ceiling, investing about \$10,000 per unit, with a goal of rents of about \$1 per square foot (garage extra).

Reinvestment in multi-family housing is critical to maintain these older buildings and stabilize neighborhoods.

The Metropolitan Council estimates that there will be an increase of 220 new households in Mounds View between 2020 and 2040. In order to accommodate the growth, new homes both single-family and multi-family are likely needed. New multi-family development is likely to occur along the Mounds View Boulevard corridor on property currently used as single-family residential and commercial uses.


HOUSING ACTION PLAN

Mounds View intends to work with partners to develop an Action Plan that focuses on:

1. Homeowner Assistance
2. Preservation of Affordable Housing
3. Development/Redevelopment of New Affordable Housing

Currently (2019), such efforts operate independently, rather than as a conjoined effort. A conjoined effort will be developed as part of the City's Strategic Plan that more clearly explains cause & effect of the City's actions.

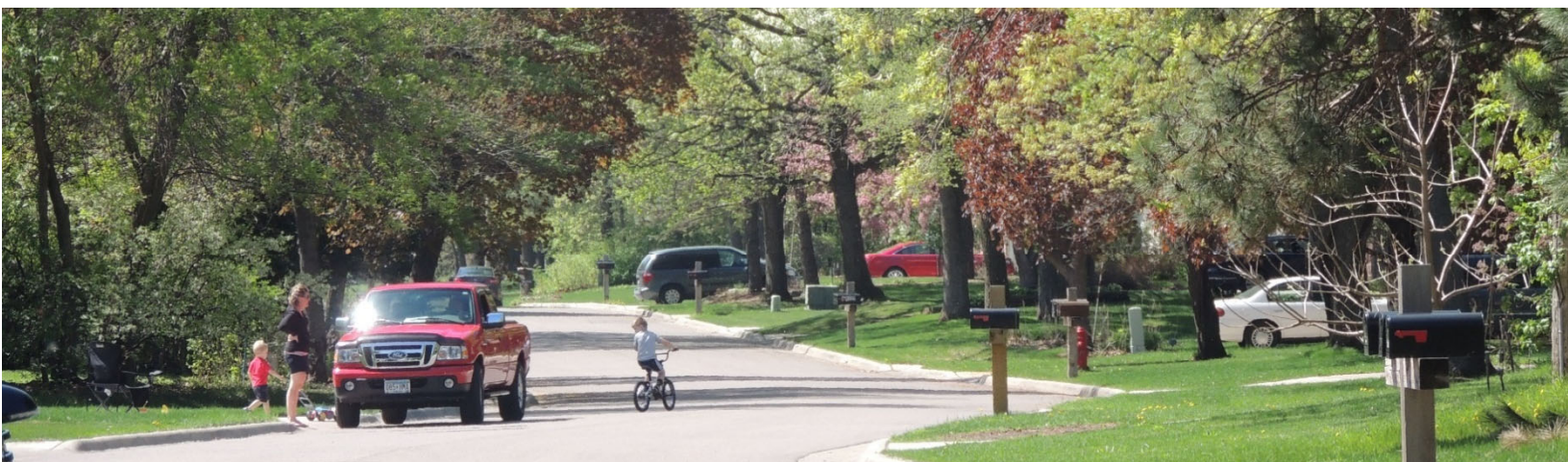
HOMEOWNER ASSISTANCE

 Many of the resources are through Ramsey County, and include loans for moderate-income to low-income households, and weatherization programs specific to suburban communities. A list of available resources can be found on the City of Mounds View website. As of 2019, this list includes programs facilitated by the Center for Energy and Environment (CEE), including;

- Suburban Ramsey County Energy Conservation Differed Loan
- Mounds View Emergency Repair Deferred Loan
- Mounds View General Home Repair Revolving Loan
- Mounds View Mobile Home Loan



Red Oak Drive



Fairchild Avenue

PRESERVATION OF AFFORDABLE HOUSING

Mounds View includes some small homes on large lots built prior to World War II. As homeowners move or pass away, developers have purchased, demolished, and subdivided the properties for new construction, typically priced between \$325,000 and \$425,000. The City will continue to encourage such redevelopment, which is necessary to provide options, and to remain competitive with surrounding communities within the School District.

Mounds View is home to three manufactured home parks consisting of 561 homes on a combined 80 acres. These properties are particularly desirable for redevelopment due to their size, proximity to freeways, service, manufacturing and high-tech jobs, and are walkable distances to parks and schools. These manufactured home parks are privately owned and maintained. The City intends to work with the owners and the Metropolitan Council to monitor private infrastructure for structural stability including water inflow and infiltration. Should one or more of these parks be redeveloped, the City supports preserving the same number of affordable housing units in its place, or within the same school attendance boundary.

DEVELOPMENT OF NEW AFFORDABLE HOUSING

The City has preference for new market-rate housing in order to provide a range of housing options. When warranted, the City will support new affordable housing projects on a case-by-case basis, preferably mixed with market rate housing. It has been the City's experience that mixed affordable/market-rate developments are difficult to attract to Mounds View because of smaller land parcels available for redevelopment, meaning smaller projects are more likely to be developed as all affordable, or all market-rate units with no mixture.

The City will continue to work with its partners to better understand the City's place in supporting affordable housing within the larger metro area. Mounds View is an attractive location because of the school district, proximity to freeways, and jobs. Redevelopment is likely to occur along the Mounds View Boulevard and many of those parcels are guided for mixed use and higher density housing to better support a mix of housing, including affordable units. See *Chapter 1: Land Use*.

The city's location is hindered by the availability and cost of land³, limited mass transit access, and public opposition to affordable housing due to the large amount that already exists in the City. Part of this is public perception of "what kind of people" live in affordable housing. The City will continue its efforts of making Mounds View an inclusive and welcoming community.



Boulevard

Affordable Housing costs about the same to construct as market-rate housing. New affordable housing is affordable because of subsidies provided to the developer/owner, allowing them to reduce rent. For example, the Boulevard Apartments (2019) costs about \$230,000 per unit to build, and will charge rents within 60% of AMI.

The project received funding from multiple sources, including; the Minnesota Housing Finance Agency (IRS Tax Credits), Metropolitan Council (Livable Communities Grant), Ramsey County (discounted land sale), and the City of Mounds View (Tax Increment Financing). It is these subsidies that made the project financially feasible, and would not have been built but for this assistance.

³ The Minnesota Housing Finance Agency (MHFA) provides competitive tax credits to qualifying affordable housing projects based on a Qualified Allocation Plan, taking into account proximity to jobs, transit, high performing school districts, economic and racial integration. More points tend to be awarded to those areas of higher incomes and less integration, presenting a challenge for Mounds View which is stable and affordable, not attracting regional attention for reinvestment, and supporting vacancy along Mounds View Boulevard.

HOUSING TOOLS

There are a number of widely used tools available to the City of Mounds View to address housing needs within the community. Such tools include, but are not limited to:

Local sources of funding:

- Creation/use of a local Housing and Redevelopment Authority (HRA), Community Development Agency (CDA), or Economic Development Authority (EDA): *State law permits cities to cooperatively plan, undertake, construct, or operate projects that contribute to the economic welfare and public benefit of the community, including housing projects and developments, redevelopment projects, interest rate reduction programs, or any combination of these (Source: Metropolitan Council).*
- Housing Bonds
- Tax Abatement: *Tax abatement is a financing tool that reduces taxes or tax increases for owners of specific properties. Local governments offer the tax reduction to provide a financial incentive for a public benefit, such as creation of housing affordable to low and moderate-income households (Source: Metropolitan Council).*
- Tax Increment Financing: *A primary tool in economic development and redevelopment, tax increment financing, also known as TIF, is a legislatively authorized tool available to cities and special entities such as housing and redevelopment authorities. Used to finance real estate development costs, municipalities create TIF districts to encourage development and to pay for related public improvements and infrastructure needs such as streets, sidewalks, or sewer (Source: Metropolitan Council).*

Local policies and strategies:

- Effective referrals, most commonly occurring as a result of Rental or Zoning inspections of housing conditions beyond the owner's or renter's ability to correct and maintain.
- Fair Housing Policy, most commonly used in conjunction with Metropolitan Council Livable Community Account grants.
- First time homebuyer, down payment assistance, and foreclosure prevention programs, including the New Brighton-Mounds View Rental Property Managers Coalition.
- Participation in housing-related organizations, partnerships, and initiatives
- Site Assembly, most commonly conducted in cooperation with private owners of land adjacent to EDA land, who share a common vision for redevelopment, and a cooperative timeline.
- Zoning and subdivision ordinances with flexible use of PUD's to increase density where tree and open space preservation is not necessary.

Federal and regional sources of funding:

- Consolidated Request for Proposals
- Land Bank Twin Cities
- Livable Communities Demonstration Account (LCDA)
- Livable Communities Demonstration Account – Transit Oriented Development (TOD)
- Community Development Block Grant Funds (CDBG)
- HOME Investment Partnerships Program (HOME)

Preservation strategies:

- Project Based Rental Assistance
- Low Income Housing Tax Credit Properties
- Public Housing
- Housing Improvement Areas (HIAs)
- Community Land trusts
- Low-interest rehab programs
- Manufactured Home Parks
- Private unsubsidized affordable housing

- Rental license and inspections programs, in conjunction with a Crime Free Multi-Family Housing program.

HOUSING IMPLEMENTATION PLAN

Housing Need	Available Tool	Circumstance and Sequence of Use	Potential Partners
Homeowner Assistance	Home Improvement Loans, Energy Conservation Deferred Loan	The City has links on their website to these resources and will provide referrals to residents as needed.	Center for Energy and Environment (CEE)
	Habitat for Humanity' A Brush with Kindness and Hearts & Hammers home repair programs	The City has links on their website to these resources and will provide referrals to residents as needed.	Habitat for Humanity and Hearts & Hammers
	Homestead to reduce property taxes	The City has a link on their website to this resource and will provide referrals to residents as needed.	Ramsey County
	FirstHOME Buyer Assistance Program	The City has a link on their website to this resource and will provide referrals to residents as needed.	Ramsey County
	Rental license and inspections programs	The City administers a rental dwelling license and inspection program, with a Crime Free Multi-Family Housing component.	N/A
Preservation of Affordable Housing	CDBG and HOME	The City will consider sponsoring an application to Ramsey County HOME or CDBS to assist with maintenance and rehabilitation of housing for low-and-moderate income households.	Ramsey County
	Housing Bonds, Local EDA powers, Community Land Trust	The City will consider strategic use of these tools to preserve threatened affordable housing	Ramsey County, Metropolitan Council, MHFA
	Manufactured Home Park Preservation Tools	The City will consider extending homeownership resources to Manufactured home parks and will consider supporting a local notice of first sale or first look provisions to provide residents time to consider cooperative ownership if/when the community becomes available for sale.	Metropolitan Council, Ramsey County
Development/Redevelopment of New Affordable Housing	Tax Abatement, TIF	The City would consider these local tools at the request of a qualified developer providing affordable housing with units available of at least 80% AMI.	Affordable Housing Developer, MHFA, Metropolitan Council
	Consolidated RFP, LCDA, Site Assembly	The City would consider these regional tools at the request of a qualified developer providing affordable housing with units available of at least 80% AMI.	Affordable Housing Developer, MHFA, Metropolitan Council, Ramsey County

Chapter 4: Parks, Trails, and Community Facilities

INTRODUCTION

This section covers the lands, infrastructure, buildings, and services that public agencies provide on a public and semipublic basis in the interest of Mounds View residents. Public facilities and services are vital to the city's quality of life and marketability. As Mounds View is a developed city, its public facilities are generally in place. The focus of this chapter is maintenance and improvement of existing facilities and services and the community's future needs.

PARKS, TRAILS, AND COMMUNITY FACILITIES GOALS AND POLICIES

The City of Mounds View has developed policies related to parks, trails, and community facilities to ensure their preservation and enhancement. The goals and policies are as follows:

Goal 1: Recognize that the Mounds View ISD 621 is the most valued community asset, and coordinate with the district in developing mutually beneficial facilities and programs.

- Establish agreements with ISD 621 and athletic associations for shared programming and maintenance of city-school facilities.

Goal 2: Support community health through land uses that improve opportunities for physical activities, access to healthy food and social services, housing stability and the environment.

- Support healthy lifestyle programs through continued cooperation with the YMCA and other programming.
- Support partnerships between the City and community organizations, and for-profit organizations and local entrepreneurs, for the joint use of City facilities.
- Investigate market demands for the Community Center and consider re-allocating space and/or expansion to meet the needs of the community and the adjacent City Hall Park.
- Explore opportunities for studying access to healthy food.



Opinion Survey

28% of respondents use the Mounds View Community Center, and 30% use city trails at least weekly.

There were several comments comparing Mounds View facilities to that of Shoreview and New Brighton, along with suggestions for minor improvements to specific parks and trail segments.

The Comprehensive Plan seeks to maintain and enhance current park facilities and explore partnerships for expansions and enhancements.



Silver View Park

Goal 3: Improve connections between local trails and regional trail systems.

- Complete the City's trail and sidewalk master plan with connections to trails/sidewalks in adjacent cities.
- Coordinate with Ramsey County and DNR for improvements to the Rice Creek Water trail and the regional trail system.

Goal 4: Conduct inventory and needs analysis of park facilities to address if parks are addressing the needs of the immediate neighborhood and the larger community.


- Identify gaps in facilities, and program improvements through the CIP and annual budget.
- Consider repurposing of under-utilized properties in a manner that achieves the highest and best use and increases the value (not limited to monetary) to the community while mitigating impacts on surrounding neighborhoods.
- Study park dedication fees and how they are handled by other municipalities.

Goal 5: Create a pollinator friendly community.


- Encourage pollinator friendly practices in private gardens.
- Partner with local schools.

Goal 6: Maintain, repair, and improve the City's stormwater system infrastructure as necessary.

EXISTING PARKS AND TRAIL NETWORK

 Parks and open space areas in Mounds View include municipally owned and operated neighborhood and community parks and special use facilities. There are nine neighborhood parks, three community parks, and one special use park. These publicly owned parcels are highlighted in Figure 4-1.

The City owns several properties that do not have a designated use. Many of these are not publicly accessible or consist of wetlands and flood plain. The City intends to consider the land's highest and best use, which may be leaving it as open space.

 City trails and sidewalks are identified in Figure 4-2. The City plans to complete a trail segment along Mounds View Boulevard, with connections to the Rice Creek North Regional Trail (east), and planned trails in Spring Lake Park (west). The City has added sidewalks as part of its street reconstruction program. It is the intent that every household be within a ¼ mile of a sidewalk or trail, and that all busy roads have a sidewalk or trail.

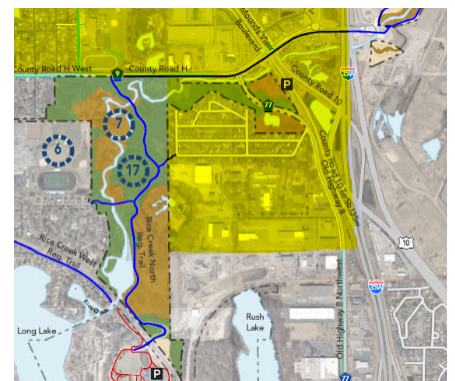


Rice Creek North Regional Trail Master Plan

The 14-mile Rice Creek Regional Trail extends from the Chain of Lakes Regional Park Reserve in Lino Lakes (5,500 acres), to the Mississippi River in Fridley. Within Ramsey County, the trail passes through a wildlife corridor adjacent to the Arden Hills Army Training Site, and through Long Lake Regional Park in New Brighton (217 acres). Anoka and Ramsey counties are conducting a trail master plan. The main activity center will be in and around Building 189 in Arden Hills. Within Mounds View, planned improvements include:

- Trails for hiking, mountain biking, and cross-country skiing, east of and adjacent to Irondale HS.
- Redevelopment of the parking lot at Old Hwy 8 to include improved water trail access, fishing area, restrooms, increased parking.
- Overflow parking at Edgewood Middle School.

(Below) Proposed Development (south section). Mounds View is highlighted in yellow.



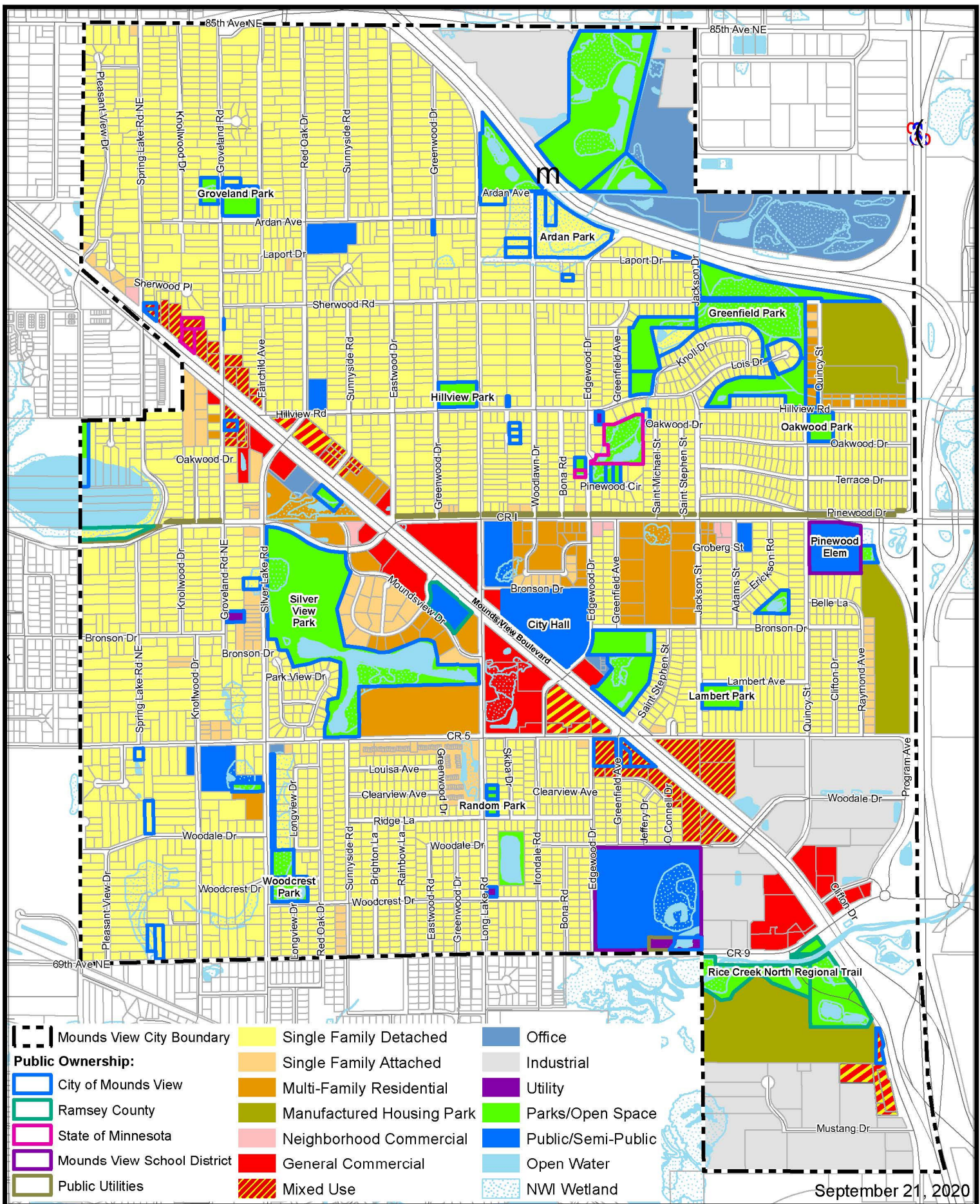
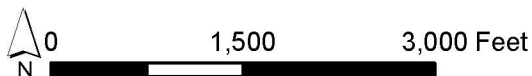




Figure 4-1: Publicly Owned Properties
City of Mounds View



 In addition to City parks, Ramsey County Parks and Trails are included in the Metropolitan Council's Regional Park System. Within, and adjacent to Mounds View, is the Rice Creek North Regional Trail, and water trail, which includes portions of Anoka and Ramsey counties. The trail cuts through the far southeast corner of Mounds View. Facilities include a pedestrian trail, water trail (Rice Creek), and parking/portage area.

PLANNED PARKS AND TRAILS

 There are no proposals for new parks within the city. There are a number of sidewalks, trails, and extensions proposed to improve options for active transportation. Proposed trails and sidewalks generally connect segments that are missing to close gaps in the network. Proposed trails/sidewalks connections are mapped in Figure 4-2.

COMMUNITY FACILITIES

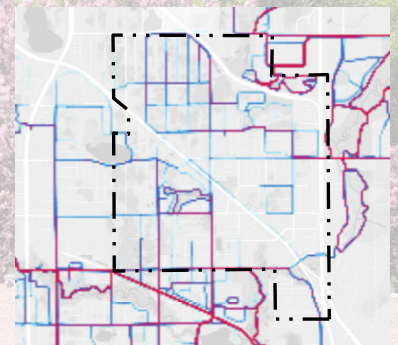
Mounds View public buildings include City Hall (which includes city administrative offices and the police department), the Public Works maintenance facility, the community center, park buildings, and park shelters. All community facilities are mapped in Figure 4-.



Mounds View Community Center and YMCA

The Bel Rae Ballroom was built in 1964 and was remodeled to become the Mounds View Community Center in 1998. The Center includes a banquet facility with a 400-person capacity, meeting rooms, gymnasium, fitness equipment, teen center, game area, and a daycare center which operates independently.

In 1998, the City Council voted to eliminate the Parks Department and contract with an external agency. The City entered into an agreement with the YMCA in 1999, reviewing agreements every five years. The YMCA administers the Community Center operations and recreational programming, and is overseen by the YMCA Advisory Board, including two City Councilmembers, Parks, Trails & Forestry Commissioners, community members, YMCA staff and City staff. The Advisory Board provides recommendations to the City Council on operational considerations.



Heat Source Map, illustrating popularity of walking/jogging routes (Stava Labs, 2019). The most used route is on the Medtronic campus.



Silver View Park

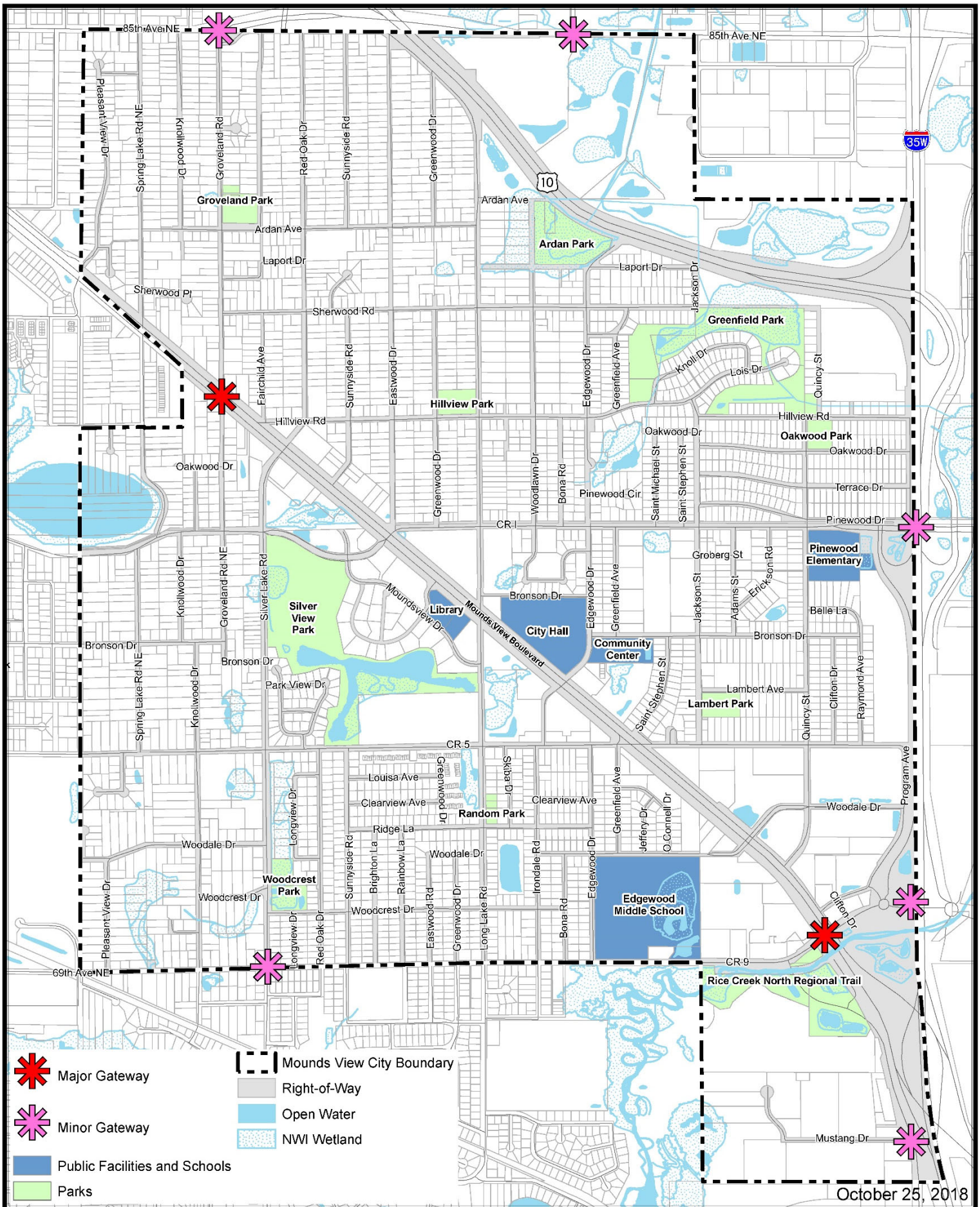
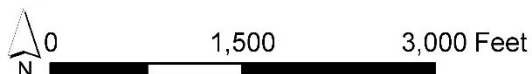


Figure 4-3: Community Facilities

City of Mounds View



Chapter 5: Transportation

INTRODUCTION

The roadway system in Mounds View is built-out, though it will continue to evolve in the coming years. The system consists of state and county roads that function as principal and minor arterials, and County and City roads that function as collector and local streets. Mounds View Boulevard, also known as County Highway 10, runs diagonally through the city. The corridor provides quick access to nearby freeways, but many have seen it function dually as a barrier. The State of Minnesota (MnDOT) turned the jurisdiction of Mounds View Boulevard to Ramsey County in 2000. While Mounds View acknowledges the importance of the corridor for moving traffic, the City has determined that there is an excessive amount of right-of-way being maintained for the Boulevard. In 2002, the City adopted a design theme to enhance the image of the Mounds View Boulevard corridor and continues to work toward its implementation.

Mounds View has developed a comprehensive trailway plan. The City will consider opportunities to implement the construction and maintenance of trailways. See Chapter 5: Parks, Trails, and Community Facilities for more information.

Transportation Goals and Policies

The City has developed transportation goals and policies to ensure residents and visitors can move safely through the city. The goals and policies related to transportation are as follows:

Goal 1: Support Transit Oriented Development (TOD) through supportive transit options.

- Expand transit routes through Mounds View, including the city's northeast quadrant, where there are gaps in the service area.
- Encourage transit innovation and implementation, including future Bus Rapid Transit, alternative modes of transit (e.g. autonomous vehicles), and electric vehicles.
- Work with MTC to invest in permanent Park & Ride facilities.
- Advocate for transit including the preservation of existing routes, investments in permanent Park & Ride facilities, and support for Transit Oriented Development.
- Improve permanent mass transit stations, including seating, shelters, and signage for all ages and abilities.

Goal 2: Complete the remaining 20% of street reconstruction and maintain a long-term fiscal plan for maintenance and replacement of City infrastructure.

Goal 3: Balance community and commuting needs by enhancing characteristics that improve the City's Boulevard.

- Coordinate with Ramsey County access management to balance needs of travelling public with needs of residents and local property owners.
- Minimize non-local traffic from driving through residential neighborhoods.

- Coordinate with Ramsey County and MnDOT to improve traffic flow on County and State Roads.
- Improve safety of pedestrian crossings along Mounds View Boulevard.
- When considering subdivisions, require additional right-of-way and realignment of off-set intersections along Mounds View Blvd.
- Include electric vehicle charging stations and improvements to support innovative modes of transportation in capital improvement projects.

Goal 4: Continue to participate in the planning process for any expansion of the Anoka County Airport.

- Protect the general airspace of the Anoka County Airport, through regulation of structure height.
- Notify MnDOT and the FAA of any proposed construction or alteration that would exceed a height of 200' above ground level at an imaginary surface extending upward and outward at a slope of 100:1 from the nearest point of the nearest runway of a public airport, at least 30 days in advance of a Public Hearing, or City Council action.
- Oppose expansion of the Anoka County Airport if it creates noise nuisance or safety related issues for Mounds View residents.

Goal 5: Improve major and minor gateway entrances of the city to include improved signage and attractive landscaping (where space permits).



Old Highway 8 (foreground)

ROADWAY SYSTEM

The streets in Mounds View mostly create a regular, rectangular grid system. The major exception is Mounds View Boulevard as it cuts through the grid northwest to southeast diagonally from Central Avenue (Highway 65) just outside of Mounds View to I-35W at the opposite corner of the city. This layout creates many angled intersections with the Boulevard. The City is not anticipating any major street expansion projects in the near future, although some street extensions may occur due to subdivisions and development of existing large lots. Some street and intersection reconfigurations and traffic calming installations may also be undertaken to manage traffic. Ramsey County and the City recently completed a federally funded reconstruction of the intersection of Mounds View Boulevard and County Road H. The City will continue to pursue funding opportunities to improve roadway facilities, crossings, and calming measures across the city.



Functional Classification

Functional classification is a system to establish the hierarchy of streets that collect and distribute traffic from residential neighborhoods to the metropolitan roadway system. The Metropolitan Council has established a functional classification system for the Twin Cities metropolitan area. Classifications of streets in Mounds View include *principal arterials*, *minor arterials*, *collector roadways*, and *local streets*. The functional classifications of roadways in Mounds View and associated traffic volumes are shown in Figure 5-1.

Functional classification helps to ensure that non-transportation factors, such as land use and development, are taken into account in planning and design of the roadway system.

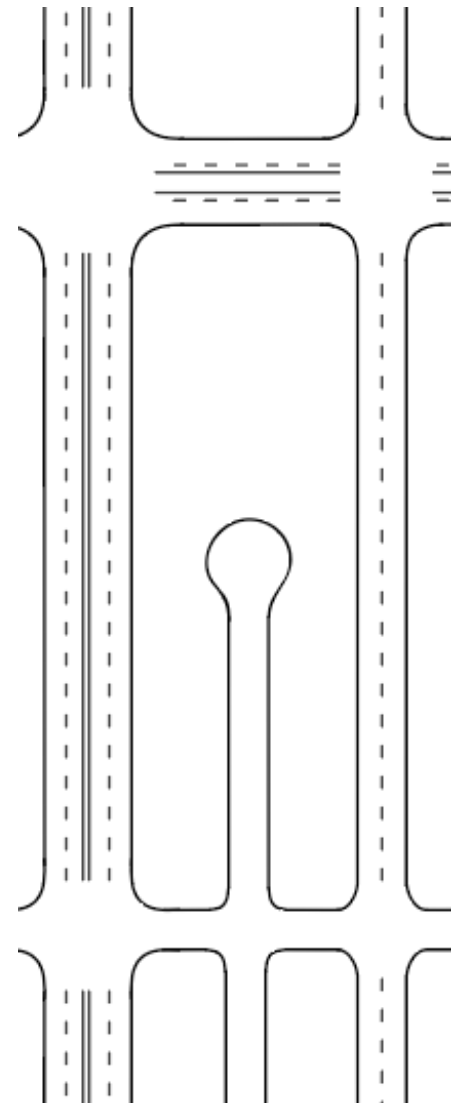
The two major considerations in the classification of roadway networks are access and mobility. Mobility is of primary importance on arterials and thus limiting access is a necessity. However, the primary function of a local roadway is access. This in turn limits mobility. The extent and degree of access control is an important factor in the function of a roadway facility. The functional classification types are dependent upon one another in order to provide a system of streets and highways.

Minor Arterials – Mounds View Boulevard, Silver Lake Road: Minor arterial roadways connect the urban service area to cities and towns inside and outside the region and generally service medium to short trips. Minor arterials connect principal arterials, minor arterials, and collectors. The spacing range from $\frac{1}{4}$ to $\frac{3}{4}$ of a mile in metro centers to 1 to 2 miles in developing areas. The desired minimum average speed during peak traffic periods is 20 mph in fully developed and 30 mph in developing areas. The emphasis for minor arterial roadways is on mobility rather than on land access. In urban areas, direct land access is generally restricted to concentrations of commercial/industrial land uses.

- **Mounds View Boulevard** (A-Minor Reliever): Defined as a road that provides direct relief for metropolitan highway traffic. 4 lanes + turn lanes, and no anticipated changes to number of lanes.
- **Silver Lake Road** (A-Minor Expander): Defined as a road that provides a way to make connections between urban areas outside the I-494/I-694 beltway. 4 lanes and no anticipated changes to number of lanes.

Principal Arterials - Interstate 35W, State Highway 10: Principal arterial roadways serve major activity centers, higher traffic volumes, longer trips, and carry a higher proportion of total urbanized travel on a minimum of mileage. Along these facilities, the City and other agencies limit access to preserve the ability of the roadway to accommodate the volumes and to maximize safety for drivers. The management criteria require that a 40 mph average speed be achieved during peak traffic periods. Also, little or no direct land access should be allowed to these roadways. Grade separated intersections are required for freeways and highly desired for other principal arterial roadways.

Interstate 35W is between 6-8 lanes as it travels through Mounds View and no additional lanes are planned at this time. A MnPASS lane is currently under construction on I-35W. State Highway 10 is currently 4-6 lanes and no additional lanes are planned at this time.



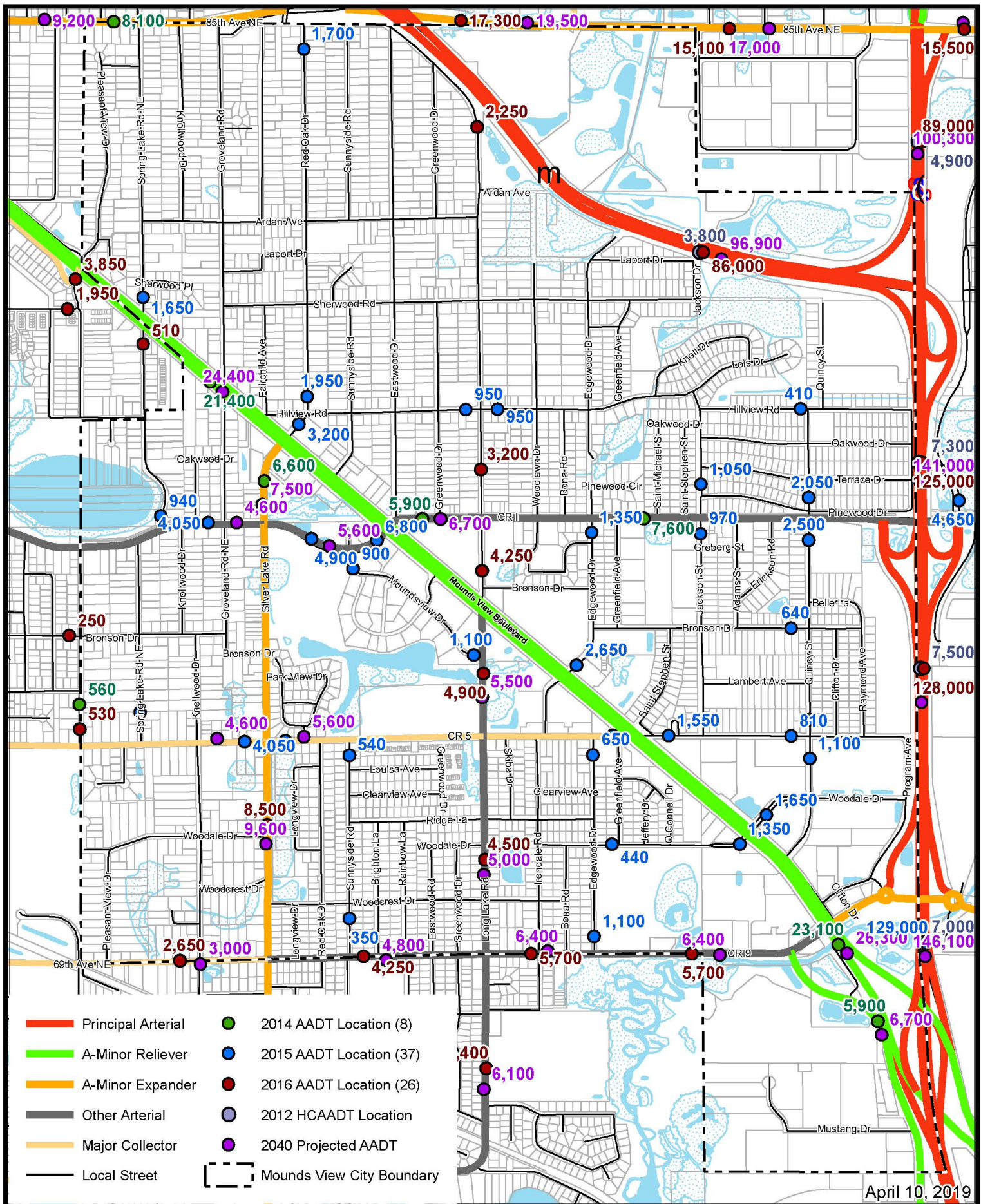
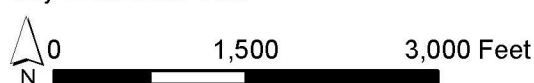


Figure 5-1: Existing and Planned Functional Classifications and Traffic Volumes

City of Mounds View

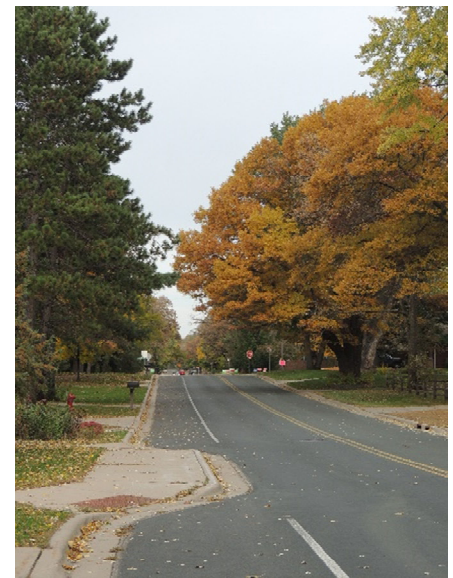


Access Management

Access management is the balancing of two important components in any transportation system: access and mobility. It is a critical component of a safe and efficient roadway system. By limiting access points on highways, the number of potential conflicts may be reduced. Access management is important to balancing automotive mobility with automobile access to local properties. As discussed above, access is limited on higher mobility roadways such as Principal Arterials, while local streets provide increased access and decreased mobility. Standards are listed in Table 5-1.

Table 5-1: Summary of Recommended Street Spacing for Non-IRCs, MnDOT Access Management Manual

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
4 Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs)					
4AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
4A	Rural		1 mile	1/2 mile	See Section 3.2.5
4B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
4C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
5 Minor Arterials					
5A	Rural	Minor Arterials	1/2 mile	1/4 mile	See Section 3.2.5
5B	Urban/Urbanizing		1/4 mile	1/8 mile	1/4 mile
5C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
6 Collectors					
6A	Rural	Collectors	1/2 mile	1/4 mile	See Section 3.2.5
6B	Urban/Urbanizing		1/8 mile	Not Applicable	1/4 mile
6C	Urban Core		300-660 feet, dependent upon block length		1/8 mile
7 Specific Area Access Management Plans					
7	All	All	By adopted plan		



Red Oak Drive

Complete Streets

The City is committed to providing a transportation network that is safe and supportive of all users, in or outside of motor vehicles.

As the use of alternative modes of transportation rise locally and regionally, the City will study the feasibility of allocating more space on the roads for slower moving traffic with a primary focus on pedestrian comfort and safety.

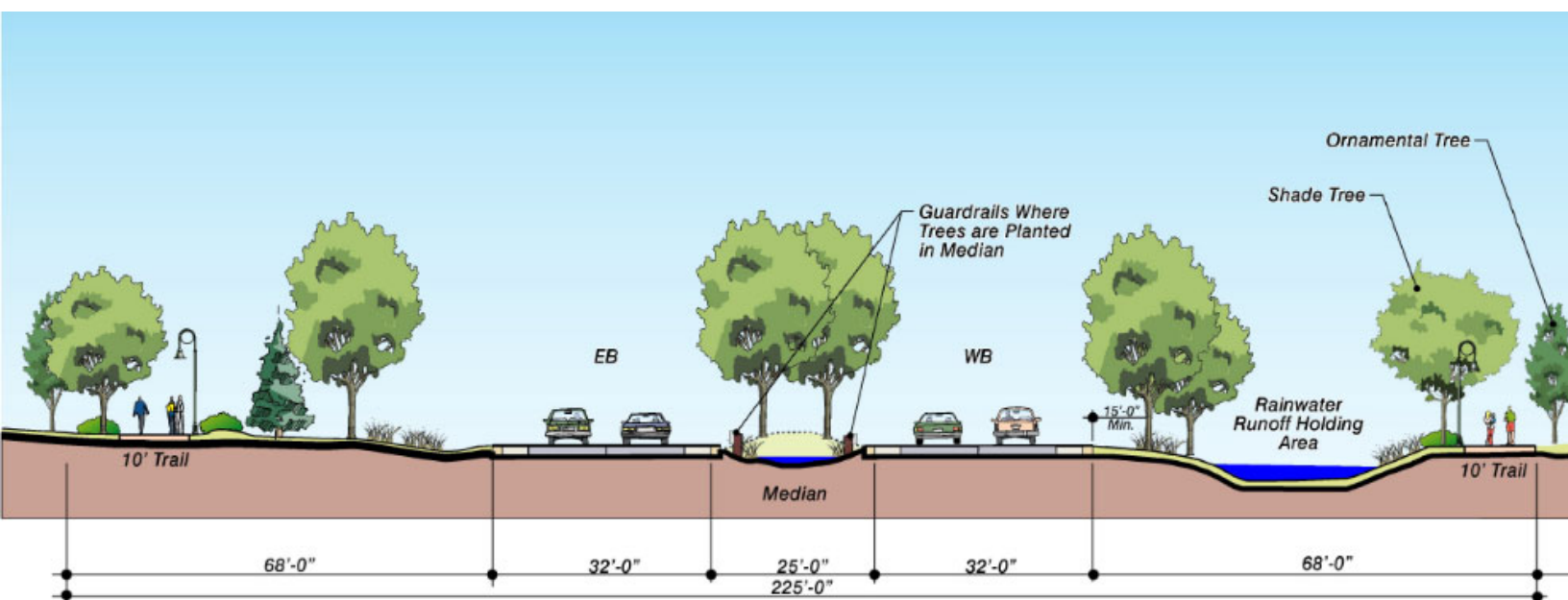
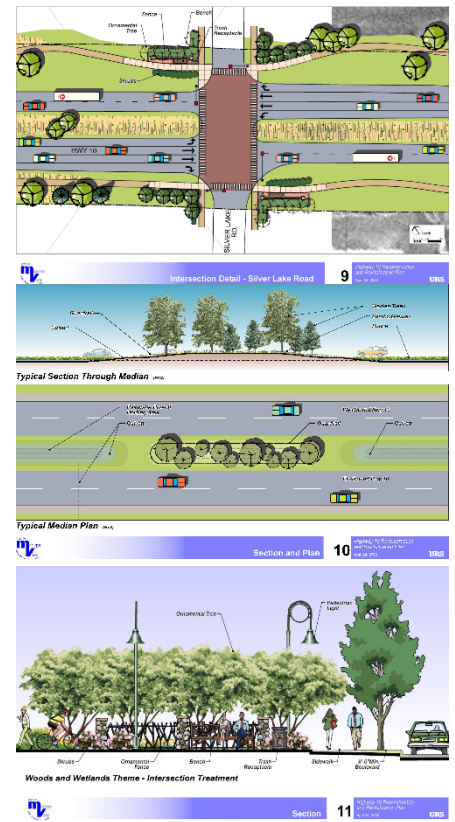
The City also recognizes that residents' mode choice is largely dependent on the type of infrastructure in place. The City will continue to study options for improving sidewalk, bikeways, and transit facilities as a catalyst for increasing use of alternative modes of transportation.

Revisoning Mounds View Boulevard

In 1999, MnDOT completed the MN Highway 610 bridge across the Mississippi River. The new bridge resulted in a significant decrease in traffic on County Road 10, from 43,000 Average Daily Traffic (ADT) in 1999, to 26,500 ADT in 2001.

In 2002, the City completed the County Road 10 Redevelopment and Revitalization Plan. The Plan considered realignment of several odd-angled intersections of County Road 10 (Mounds View Blvd), but focused on two intersections; (1) County Road H2, and (2) Long Lake Road. When the plan was made public, several affected landowners opposed the proposed realignments because of the needed land takings. The plan was shelved. Since that time, a number of development projects have occurred at these two intersections, rendering the 2002 realignment plan obsolete. Over the years, the City Council has had numerous conversations regarding improving the Mounds View Blvd corridor, focusing on trails, landscaping, and streetscaping, in addition to redevelopment. The City has no plans to improve the roadway itself.

If and when Ramsey County considers reconstruction of the roadway, the City wishes to consider converting it from a rural section with open ditches, to an urban section with storm sewer, curb & gutter. This would allow a landscaped median, and significant visual improvements to the corridor. Such a plan would involve the roadway segment between I-35W in Mounds View, and MN Highway 65 in Spring Lake Park, necessitating a coordinated project with Ramsey County, Anoka County, and the two cities. Ramsey County has no plans for County Road 10 within its 2019-2023 Transportation Improvement Plan, although the topic is on the minds of Staff from the City and County..



Pedestrian and Bicycle System

Mounds View adopted a resolution establishing a comprehensive trailways system policy in 1992. The goals of this program include:

1. Helping to promote pedestrian and bicycle safety in the city
2. Providing a trailway system that connects recreational opportunities within the city
3. Provide trail links to Ramsey and Anoka counties and to adjacent cities' trail systems

In recent years, a link to the Rice Creek North Regional Trail and Rice Creek Chain of Lake Park Preserve has been completed, providing bike and walking access to neighboring jurisdictions and the Mississippi River Trail. Anoka and Ramsey Counties jointly operate the Rice Creek West Regional Trail and the Rice Creek North Regional Trails. Mounds View lies in the middle of the corridor and provides a link between the two.

Ramsey County trailway connections that serve Mounds View include a route to downtown St. Paul through Shoreview on a trailway on County Road I. Mounds View also has the opportunity to connect with trailways leading to downtown Minneapolis via Silver Lake Road. The City will continue to study trailway improvements and extensions. See Chapter 4: Parks, Trails, and Community Facilities for more.

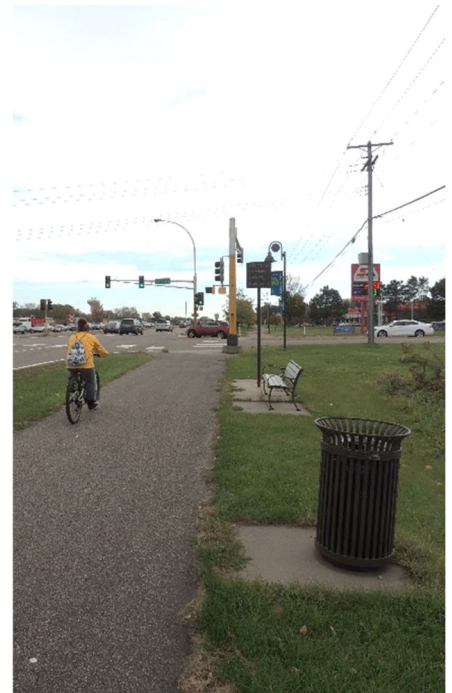
The City does not provide trailways on every street. Mounds View intends for the trailway system to provide reasonable accessibility to all areas of the city, making special provisions to provide access to schools, parks, business areas, and the City Hall and Community Center area. A map of the existing and proposed bicycle and pedestrian system can be seen in Figure 5-2.

Trailway priorities established by the City in 1992 include:

Stripe and mark one or both sides of City roads with sufficient width to provide on-street trails consistent with the trailways plan

1. Pursue grants and funding sources for development of the trailways in Mounds View
2. Consider adding trailways during street reconstruction and improvements

The City has nearly completed a program to construct new trailways along both sides of Mounds View Boulevard, a street which could otherwise be seen as a barrier to safe biking. The corridor contains several destinations vital to the city, including Mounds View City Hall, Community Center, Ramsey County public library, parks, transit facilities, and various strip malls, most of which were designed primarily for access by car. The new trails along Mounds View Boulevard provide pedestrian safe access to these facilities as well as provide access to several local trail segments and regional trail systems. The City will investigate strategies for integrating mixed-use trails into existing strip malls and other auto-oriented developments. The City will also study expansions to the system that provide connections with neighboring cities.



Mounds View Boulevard

Transit

Metro Transit is the major transit service provider in the Twin Cities area, and it provides transit service in Mounds View. Mounds View is within the Transit Capital Levy District, Market Area III. Service options for Market Area III include:

- Primary emphasis on commuter express bus service
- Suburban local routes providing basic coverage
- General public dial-a-ride service supplementing fixed route service

Figure 5-3 shows the current bus routes serving Mounds View. There are express routes to downtown Minneapolis and downtown St. Paul, and limited plus local bus services to downtown Minneapolis via Silver Lake Road. In addition to the fixed route bus service, the Metropolitan Council operates Metro Mobility that provides door-to-door transportation service for people with disabilities and Transit Link, which provides shared-ride public transportation for areas where regular route transit service is infrequent or unavailable. The Metropolitan Council provides other services through the Metro Commuter program. The City is expecting the Metropolitan Council to continue to provide mass transit, Metro Mobility, and Metro Commuter services in the future.

The City is supportive of higher density and mixed-use development along the Mounds View Boulevard corridor, see Chapter 2: Land Use. Higher density development is needed to support frequent transit service, and vice-versa. As plans move forward with higher density development along the Corridor, the City will continue to work with Metro Transit to develop transit service on Mounds View Boulevard.

There is an existing park-and-ride lot located at the County Road H and I-35W interchange area. Transit service in the northeast quarter of Mounds View is virtually nonexistent. The residential areas there, including two manufactured home parks, would benefit from transit service. As Mounds View works to build a robust and diversified transportation network, it is important for transit service to be included as a viable option. Mounds View will work with Metro Transit to enhance transit service in the City in order to support a multi-modal network and improve access for current and future residents.



Spring Lake Road

Aviation

The Federal Aviation Administration (FAA) and Minnesota Department of Transportation (MnDOT) Aeronautics safety and standards are a major consideration in the planning, design, maintenance, and operation of air transportation facilities and services. There are no existing or planned aviation facilities within Mound View. However, the City has a responsibility to protect airspace from potential hazards to air navigation including electronic interference. The City recognizes its responsibility to protect the general airspace around the airport in Blaine and within City limits.

Federal and state agencies have established safety zones and regulations around public airports to ensure safety of aircraft operations. Land uses in these zones must be consistent with FAA and MnDOT Aeronautics rules. Structures that are 200 feet tall or higher may pose a hazard to air navigation. As such, structures are limited to a maximum height of 200 feet and there can be no interference with electronic communications, airport lighting, and impairment of visibility. The construction for any structure or alteration exceeding a height of 200 feet or any construction or alteration of greater height that an imaginary surface extending upward at a scale of 100:1 from the nearest point of the nearest runway of a public airport requires notification to the MnDOT Commissioner and possibly the FAA.

The current FAA Regulations can be found on the FAA website. Part 77 of the Current FAA Regulations contains guidelines regarding when the FAA shall be notified of construction or alterations that will affect the local airspace. In the event that the FAA shall be notified of proposed construction or alterations, one may find the appropriate form ("Notice of Proposed Construction or Alteration" – Form 7460-1) on the FAA website. The FAA has several regional offices with Minnesota served by the Great Lakes Regional Office in Des Plaines, Illinois.

There currently are no structures in Mounds View that exceed 200 feet or pose safety hazards to air navigation. Mounds view is almost fully developed and land uses are well established in the safety zones. Some infill development of residential land may occur as property owners subdivide larger lots in the future. Mounds View has enacted a Wireless Telecommunication Facilities Ordinance that governs the height of towers among other things. This ordinance limits the height of towers to 150 feet in an industrial area, subject to certain conditions. As such, the City is not expecting to have any structure that would be taller than 200 feet near the airport or within its boundaries.

In 2008, the Mounds View City Council passed Resolution 7366, opposing the expansion of the Anoka County-Blaine Airport runway(s), and opposing any legislative effort to reclassify the airport as an intermediate status facility.

The City expects to participate in the long-term planning efforts and preparations of the safety zoning ordinance for the Anoka County-Blaine Airport and to ensure that airport noise levels to not increase in Mounds View.

Freight

There are a couple nodes of industrial uses that generate freight movement within Mounds View, each adjacent to city limits.

The first and largest is around the interchange of I-35W and Mounds View Boulevard (County 10). Multiple industrial facilities with trucking docks are located in this area. Access is provided via A-Minor and local streets to the Interstate system and Mounds View Boulevard.

The second use that generates freight movement is along the city's northern border. There is a distribution center with direct access to County Rd J, an A-Minor Expander so freight traffic is not expected on local streets as a result.

There are no rail lines or rail stations in Mounds View. One rail line and spur runs adjacent to city limits and to a facility in Fridley. County Road H2 through Mounds View is the most direct route between the property and Interstate-35W, creating freight traffic through Mounds View along County Road H2.

Figure 5-4 illustrates major access-point and destinations in Mounds View for freight traffic. Figure 5-1 maps multi-axle freight traffic on A-Minor and Principal Arterial roads.



SAIA LTL Freight

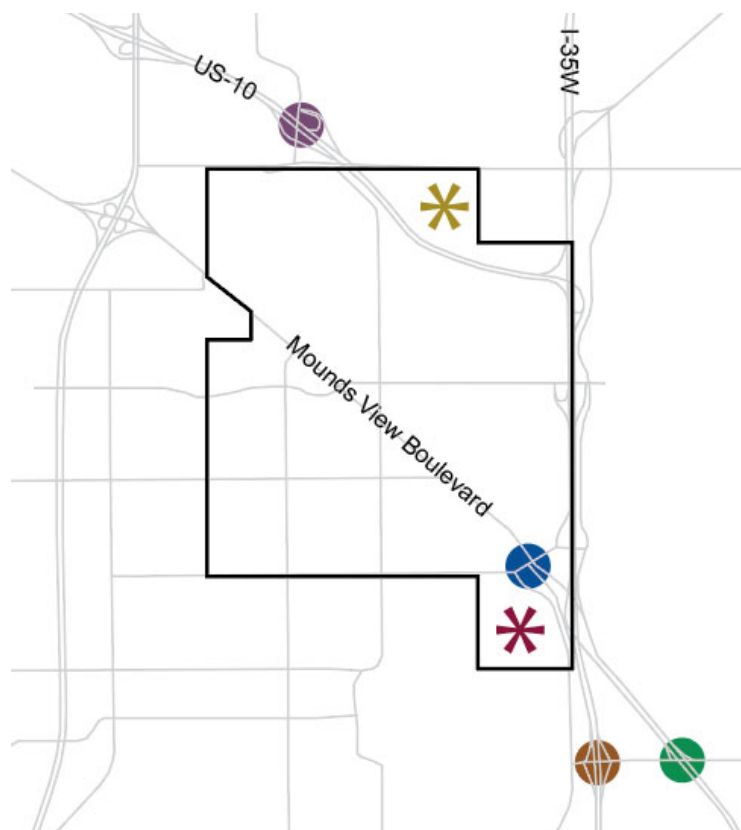


Figure 5-4: Freight Access

TRAFFIC ANALYSIS ZONES

The City of Mounds View lies within Traffic Analysis Zones (TAZ) 1692 through 1695, and 1701 through 1707. Portions of zones 1703 and 1695 are also within adjacent cities. Figure 5-5 shows the alignment of TAZ zones and Mounds View boundaries. Population, household, and employment forecasts are allocated for each TAZ zone in Table 5-2.

The City of Mounds View is developed with few vacant parcels. New population growth in each zone will be the result of residential and mixed-use redevelopment. The heaviest concentration of redevelopment (i.e. population growth) is guided along the Mounds View Boulevard corridor, which limits the need for road improvements on local roads and better supports use of mass transit and alternative modes of transportation.

TAZ zone 1701 is expected to see the greatest population change in the city with an 80 person increase. This zone is one of the largest by geographical area and includes land along Mounds View Boulevard, residential neighborhood, one of the city's manufactured home parks, and large industrial parcels. Population growth here could be a result of mixed-use or high-density residential development along Mounds View Boulevard, or infill development in the residential neighborhoods or manufactured home park.

The number of households is also expected to remain steady across all Mounds View TAZ zones. In one zone near Long Lake Road and County Road H2, the number of households is expected to drop by 10. In the other zones, the number of households is expected to increase by anywhere between 10 and 30 between 2020 and 2040. The greatest increase is expected in a small zone between Mounds View Boulevard and Spring Lake.

Employment numbers are expected to rise nearly across the board, with one major exception. The zone that is spread between Blaine and the northeast corner of Mounds View and that includes a Medtronic facility within Mounds View and industrial uses within Blaine is expected to lose 100 jobs between 2020 and 2040. Most zones are expected to gain somewhere between 10 and 40 jobs. The zone south of Mounds View Boulevard at the southeast corner of Mounds View is expected to gain 300 jobs.

Most growth is expected in TAZ zones adjacent to Mounds View Boulevard.

Table 5-2: Traffic Analysis Zones (TAZ)

<i>Population : TAZ</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>
1692	1,300	1,320	1,316
1693	1,330	1,350	1,346
1694	2,250	2,250	2,256
1695	0	0	0
1701	2,700	2,760	2,786
1702	1,810	1,840	1,846
1703	620	660	676
1704	570	600	596
1705	570	570	556
1706	1,120	1,100	1,076
1707	1,230	1,250	1,246

<i>Households : TAZ</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>
1692	490	511	510
1693	500	521	530
1694	860	891	890
1695	0	0	0
1701	1,090	1,121	1,120
1702	760	791	790
1703	230	271	270
1704	220	231	240
1705	200	211	210
1706	420	431	420
1707	510	521	520

<i>Employment : TAZ</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>
1692	50	60	70
1693	35	45	50
1694	70	80	90
1695	4,050	4,200	4,220
1701	1,450	1,500	1,510
1702	230	240	250
1703	130	150	160
1704	5	10	10
1705	10	15	20
1706	80	90	100
1707	690	710	720

PLANNED IMPROVEMENTS

The City of Mounds View will continue to collaborate with neighboring municipalities, Anoka and Ramsey Counties, and MnDOT to maintain and improve mobility and access for residents and visitors to the city.

Highlights from the 2018-2024 Capital Improvement Plan are listed below.

- 2018 – Program Ave from MV Blvd to CR H2
- 2019 – Bronson Dr from Edgewood to Long Lake and Woodale Dr.
- 2019 – Water Treatment System Upgrade (bonds in 2020)
- 2020 – Quincy St from CR H2 to CR I
- 2020 – MV Blvd / Co. Rd. H2 intersection improvements
- 2020 – Water Treatment System Upgrade
- 2021 – Pleasant View Dr/84th Ave
- 2021 – Spring Lake Road
- 2021 – Water Treatment System Upgrade
- 2022 – Bronson from Edgewood to Quincy
- 2024 – Intersection improvements along MV Blvd (2024 or later)
- 2026 – Sediment Removal – Silver View Pond (approx. year)*

*The City will need to demonstrate compliance with RCWD and DNR requirements and the Wetland Conservation Act in order to proceed with sediment removal at Silver View Pond.

Street & Utility Improvement Program

In 2005, a petition was submitted by Mounds View residents in opposition to a street project that was to be assessed. In 2007, the City Council appointed a 30-member taskforce to develop street standards and a financial plan to reconstruct all City streets.

The financial plan included the use of Tax Increment Financing (TIF) Municipal State Aid (MSA), franchise fees, utility funds, and a ten-year property tax levy. Through the levy, homeowners paid an average of \$100 per year, as opposed to street assessments as high as \$3,000 per household.

The street design plan includes narrowing most streets from 32' in width to 28', and use of storm sewer (vs. open ditches) with curb & gutter. The plan also added sidewalks to a number of local streets.

Between 2009 and 2018, about 80% of the city's streets were reconstructed, with the remaining to be completed by 2024.

The adopted plan was not without controversy. A number of residents who were assessed for street reconstruction projects prior to 2007, objected to the levy. Those affected property owners were refunded 60% of levied amounts.



Quincy Street

Chapter 6: Water Resources

INTRODUCTION

This chapter provides information on the City's Sanitary Sewer, Local Surface Water Management, and Water Supply Plans. These plans are currently being updated to meet new Metropolitan Council and watershed district standards. Full versions of these water resource plans will be included as appendices to the final comprehensive plan.

Water Resources Goals and Policies

The City of Mounds View recognizes the importance of water resources for human and ecological services. The following goals and policies address sanitary sewer, surface water, and water supply.

1. Provide adequate sanitary sewer, water supply, and surface water management to serve existing and new development or redevelopment.
2. Construct and operate existing and new public facilities to protect the health, safety, and welfare of residents.
3. Develop a plan consistent with the Metropolitan Council's Regional Development Framework.

Policies and Action Steps:

1. Encourage new development or redevelopment that is consistent with the capacity of the sanitary sewer and water systems.
2. Continue City activities to prevent or eliminate excessive infiltration/inflow from the sanitary sewer system.
3. Continue City activities and programs to prevent flooding and adverse impacts from land disturbance, and to manage and preserve the City's wetlands, lakes, and groundwater.
4. Continue implementation of the City's water conservation actions including a conservation rate structure, system improvements, educational efforts, conservation ordinances, and enforcement of water regulations.

SANITARY SEWER

The Metropolitan Council has prepared forecasts for sewer flow to assist communities in their comprehensive planning efforts. The sewer forecasts for Mounds View are presented in Table 6-1.

Table 6-1: Sewer Forecasts

	2020	2030	2040
Sewered Population	13,500	13,700	13,700
Sewered Households	5,280	5,500	5,500
Sewered Employment	6,800	7,100	7,200
Average Annual Wastewater Flow (MGD)	1.06	1.03	1.01



Longview Drive rain garden

The City of Mounds View is served by two Metropolitan Council interceptors, 4-NS-523 and 4-NS-524. Mounds View's wastewater flow is treated at the Metropolitan Waste Water Treatment Plant in St. Paul. Several improvements are planned for this facility through 2040 to provide for additional plant capacity and to meet required permit standards.

The Met Council has established infiltration/inflow (I/I) goals for all communities discharging wastewater to the Metropolitan Disposal System. Since excess I/I is a local concern to Mounds View as well as a regional concern to the Metropolitan Council, Mounds View will continue to work on reducing I/I in its sanitary sewer. The City's goals generally are to identify and prevent I/I from exceeding local and regional system capacity and causing local backups, and to work to remove I/I from the system to the greatest extent practicable.

As demonstrated in Table 6-1, the community's sewer flow is anticipated to decrease slightly by the year 2040, largely due to water conservation efforts. The City does not anticipate any capacity issues with the existing sewer system.

SURFACE WATER MANAGEMENT

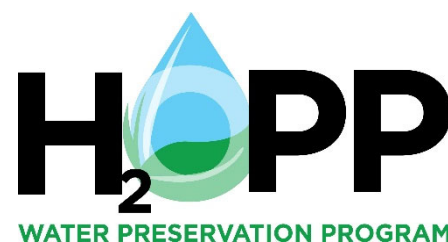
Mounds View is within the Rice Creek Watershed District. The City has updated its local surface water management plan to reflect the needs of the watershed district and the Metropolitan Council. A draft plan has been prepared and is currently (2019) under review by the watershed district and Met Council. A full copy of the plan will be included in the appendices of this Comprehensive Plan upon completion.

WATER SUPPLY PLANNING

The City of Mounds View water system includes water supply, treatment, distribution, and storage to meet the water demands of the utility's customers. The utility operates five active groundwater wells to supply water and maintains two water tanks in the distribution system to sustain water system pressures and provide water during emergencies.

The City's water system supply and storage is adequate to meet projected future water demands. The existing firm water supply capacity exceeds the projected 2040 maximum day demand. The existing water storage capacity exceeds future average day demand. While no new water system facilities are planned, maintenance and repair of existing facilities are ongoing. The water treatment facilities are currently (2019) being evaluated to determine necessary repairs and improvements to be made over the next five years.

All public water suppliers in Minnesota that operate a public water distribution system, serve more than 1,000 people, and/or all cities in the seven-county metropolitan area, must have a Water Supply Plan (WSP) approved by the Department of Natural Resources (DNR). The City of Mounds View Water Supply Plan is required by the DNR and Metropolitan Council. The Mounds View WSP was originally submitted in December 2016 and was updated in January 2019. A full copy of the plan is included in the appendices of this Comprehensive Plan.



Inflow & Infiltration

One Million Dollars, per year! That is the cost of treating sewage that the City of Mounds View pays to the Metropolitan Council each year to have our sewer lines connected to their sanitary sewer treatment system. I & I, or Inflow and Infiltration comprises somewhere from 20% to 25% of that bill.

Inflow is waste water going down the drain. Flushing toilets, showers, sinks, washing machines, etc. It is not lawn sprinkling as that goes back into the ground or down the storm sewer.

Infiltration is seepage into the underground sewer lines, both the City collector lines and the lateral line from the house/business to that collector line. Cracks occur do to settling, roots, or construction activity and with our high water table, ground water or clear water, seeps into the pipe.

You can HELP, do not let the faucet run in the sink. Use water saving appliances and low flow shower heads. 100% of our lines will be inspected and re-lined within the next 10 years. A proposed ordinance will require homeowners to inspect and repair their lateral line at the point of sale.



Example of ground water infiltration due to separation of sewer joint.

GROUNDWATER MANAGEMENT

Mounds View is within the North and East Metro Groundwater Management Area (GWMA), designated by the Minnesota DNR. The North and East Metro GWMA includes all of Washington County, all of Ramsey County, and a portion of Anoka and Hennepin Counties. The GWMA Plan will guide the DNR's efforts to manage groundwater appropriations sustainably in this area over the next five years. The Plan establishes sustainability goals to help appropriation permit holders plan for their future water use and ensure that groundwater supplies remain adequate to meet human needs while protecting lakes, streams and wetlands.




Chapter 7: Implementation

INTRODUCTION

This Chapter is intended to address the Metropolitan Council's Checklist of Minimum Requirements regarding Implementation, unless otherwise addressed previously in this Plan. This Plan is not intended to sit on a shelf and collect dust, but to be continuously used as a reference and long-term guide to implementing short-term goals identified in the City's Strategic Plan.

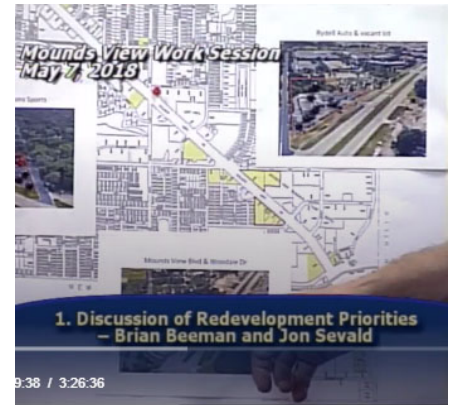
This Comprehensive Plan addresses land use, supportive infrastructure, and related topics. It is not intended to address quality of life, much of which is outside the scope and boundary of city government services. This is a critical topic, which the City wishes to address outside of this Plan, in cooperation with community organizations, many of which are represented in the sidebar of page 7-2.

IMPLEMENTATION PROCESS

 The Comprehensive Plan (Plan) will be implemented through the following:

1. When considering a change in land use (e.g. Zoning Map amendment, subdivision, conditional use permit, etc.), the City Council and Planning Commission shall consider if the proposed use is consistent with the Goals and Policies of the Comprehensive Plan.
2. When considering annual department goals, Department Heads shall consider their role in implementing the Goals & Policies of the Comprehensive Plan, in conjunction with the Strategic Plan.
3. When considering adoption of a three-year Strategic Plan, the City Council shall consider how it relates to, and implements the Goals & Policies of this 20-year Comprehensive Plan. This includes the timeline in which this Comprehensive Plan will be implemented.
4. When considering adoption of a 5-year Financial Plan¹, City Staff and the City Council shall consider prioritization of expenditures, in implementing the Goals & Policies of the Comprehensive Plan.

¹ The Five Year Financial Plan (aka Capital Improvement Plan, or CIP) is adopted annually, as required by the City Charter, Chapter 7.05. The Financial Plan includes the replacement of equipment and vehicles within their expected life-cycle (5 – 25 years). The CIP is adopted annually in May, and supports annual budget preparation for the coming August/September. The Five Year Financial Plan is available at www.moundsviewmn.org and through the City's Finance Department.



Priorities

The Strategic Plan establishes policy areas and strategy for the City to concentrate its efforts. The 2020-2023 Plan identifies the following Major Themes:

- Financial Stability
- Maintain Good Infrastructure
- Demographics: Diversity & Outreach
- Employee Recruitment & Retention
- Business Retention & Expansion


The Strategic Plan identifies Goals, allocated funds and funding gaps, and Staff's tasks in implementing the Plan within fiscal constraints. In preparation of creating the Strategic Plan, the City Council discusses numerous subjects during Council Work Sessions, such as Development Priorities (pictured). In this example, the Council identified five priority sites (2018):

- Tires N'More/Simon's Sports
- Mounds View Blvd & Woodale Dr
- Rydell Auto Outlet
- Mounds View Blvd & Spring Lake Rd
- Snyder's

5. When considering studies, inter-agency cooperative efforts, and Joint Power Authorities (when applicable), City Staff will consider how these actions are impacted by this Comprehensive Plan, in addition to that of adjacent agency's comprehensive plans, to meet common goals.
6. Throughout this Plan, and as stated numerous times in the City's 2018 Opinion Survey, there is a need to improve the appearance of the Mounds View Boulevard corridor, as well as other areas of the City.

The City conducts Business Retention & Expansion (BR&E) visits with each business on a three-year cycle, with the intent of understanding each business' future plans and needs, and assisting when applicable, including programs to assist business owners with improving their property.

The City conducts a reactive code enforcement program, relying on residents to notify the City when a property does not meet their expectations. When a complaint is inspected, the City not only inspects that property, but the entire block for code violations. This is to be fair, particularly when the complaint stems from neighbor disputes.

7.  Official Controls relevant to this Comprehensive Plan include the following:
 - Mounds View City Code, Chapters 600 (Public Health and Safety), 900 (Public Ways), 1000 (Building and Development Regulations),
 - 1100 (Zoning Code), 1200 (Land Subdivisions), and 1300 (Flood Control Regulations).
 - All new buildings designated for human occupancy shall be connected to the Municipal water system.²
 - All buildings which include a toilet or other plumbing facilities, and which are adjacent to the municipal sanitary sewer system, must be connected to the system.³ Once connected, septic tanks are required to be filled.⁴


<i>Private Water service</i>		<i>Private Sewer service</i>	
2510	Ardan Ave	2510	Ardan Ave
3024	Co Rd I		
3032	Co Rd I		

² City Code, Section 906.01 (Connection Required; Exceptions).

³ City Code, Section 907.02 (Connection with System Required). A number of Mounds View properties are serviced by Blaine and Fridley.

⁴ City Code, Section 907.04, Subd 3 (Construction Specifications).

OFFICIAL CONTROLS

 Within nine months of adoption of this Plan, the City shall update its Official Controls (e.g. City Code), such that the Code and this Plan are not in conflict. It is not the City's intent that such amendments (e.g. Zoning Map amendments) create non-conforming land uses, but such conflicts must be considered when balancing property rights, and Goals & Policies of this Plan.

Updates to the City Budget, Strategic Plan, and Capital Improvement Plan will be made on a regular basis as follows:

- 1-year Budget (updated annually, December adoption)
- 3-year Strategic Plan (updated annually, April/May adoption)
- 5-year Financial Plan (updated annually, May adoption)

Official Controls relevant to zoning, subdivision, water supply, and private sewer systems

- Zoning Code: City Code, Title 1100
- Subdivisions: City Code, Title 1200
- Water Supply: City Code, Title 900
- Private Sewer: City Code, Title 900

ZONING CODE

Zoning is the primary regulatory tool used by local governments to implement their comprehensive plan. The code consists of the official zoning map and the supporting ordinance text. The official map divides the community into a series of zoning districts and the text describes regulations for the use of land within these districts. Zoning districts in Mounds View are mapped in Figure 7-1. Zoning districts are listed in the following section. Full regulations for all districts can be found in the City Code, Title 1100 (Zoning Code).

Residential Districts:

R-1, Single-Family Residential District - The purpose of the R-1, Single-Family District is to provide for low density single-family detached residential dwelling units and directly related, complementary uses.

R-2, Single and Two-Family Residential District - The purpose of the R-2, Single and Two-Family Residential District is to provide for low to moderate density one (1) and two (2) unit dwellings and directly related, complementary uses.

R-3, Medium Density Residential District - The purpose of the R-3, Medium Density Residential District is to provide for medium density housing in multiple family structures ranging up to and including six (6) units and directly related complementary uses.

R-4, High Density Residential District - The purpose of the R-4, High Density Residential District is to provide for high density residential uses and directly related complementary uses.

R-5, Mobile Home District - The purpose of the R-5, Mobile Home District is to provide for the planned regulation of mobile homes. Such homes are grouped together due to their particular space requirements, construction and style.

Non-residential Districts:

B-1, Neighborhood Business District - The purpose of the B-1, Neighborhood Business District is to provide for the establishment of local centers for convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods for the surrounding neighborhoods and are not intended to draw customers from the entire community.

B-2, Limited Business District - The purpose of the B-2, Limited Business District is to provide for low intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this District are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts.

B-3, Highway Business District - The purpose of the B-3, Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent commercial and service activities.

B-4, Regional Business District - The purpose of the B-4, Regional Business District is to provide for the establishment of commercial and service activities which draw from and service customers from the entire community or region.

I-1, Industrial District - The purpose of the I-1, Industrial District is to provide for the establishment of warehousing and industrial development and use.

CRP, Conservancy, Recreation and Preservation District - The purpose of the CRP District is to permit the development of major recreational use facilities on lands uniquely situated in the City by virtue of such factors as access, surrounding uses and adaptability. Such lands may be wholly or partially unsuitable for most residential, commercial or industrial development because of location, surrounding uses, water tables, drainage and soil conditions, the lack of adequate public utilities because of availability or cost considerations and where such developments would adversely impact the flood plains, wetlands and drainage ways of the area. Such recreational use development shall be designed to conserve, preserve and enhance the environment, important natural features and resources, forests and woodlands and control density, particularly in areas of the City affected by major highways, airports and other regional areas.

PS, Pawnshop Overlay Districts - The purpose of the Pawnshop Overlay District is to allow the location of a Pawnshop as defined by Section 1102.02



Quanex Building Products

of the City Code as an additional permitted use in defined areas of certain other zoning districts within the City.

PUD, Planned Unit Development District - The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels as well as the combination of varying types of residential, commercial and industrial uses.

County Road 10 Corridor Overlay District - The purpose of this District is to provide standards of development for land lying on either side of the major transportation corridor along County Road 10. The County Road 10 Corridor District is the primary gateway through the City. The aesthetic impacts from new developments and redevelopments must be evaluated to help ensure the long-term viability and success of the District. Accomplishing the purpose of the County Road 10 Corridor District requires particular concern for the site layout, building materials, site features and other related design elements. To that end, new development and redevelopment shall conform to the standards in this and related zoning requirements. In reviewing and approving land use applications, the City Council will make the final determination in the compatibility and consistency with all provisions in this and related sections of the Zoning Ordinance.



Gray Stone Flats



Splash Pad ribbon cutting ceremony

POLICIES AND TIMELINE FOR IMPLEMENTATION

LAND USE POLICIES	IMPLEMENTING BODY	TIMELINE
<u>Goal 1: Stabilize and strengthen neighborhoods</u>		
Establish and preserve neighborhood character through public investments identified in the Capital Improvement Program (CIP).	City planning staff, commissions, elected officials and residents	Ongoing
Stabilize neighborhoods through citizen-initiated and proactive zoning code enforcement.	Residents and City zoning staff	Ongoing
Require impact studies to be completed when considering developments which may significantly affect a surrounding neighborhood.	City planning staff and elected officials	As development occurs
Ensure redevelopment complements adjacent land uses and character. When considering development, preserve vegetative buffers between different land uses when possible and establish vegetative buffers when none exist.	City planning staff, planning commission and elected officials	As redevelopment occurs
<u>Goal 2: Enhance the appearance of properties along Mounds View Boulevard and establish a physical focal center for the city.</u>		
Conduct proactive code enforcement of properties along the Mounds View Blvd corridor.	City zoning staff	Short-term and ongoing
Complete pedestrian trails with connections to trail systems in adjacent communities.	City planning staff in coordination with regional planning staff	Medium-term
Create a place that represents a unique and attractive destination.	City planning staff, commissions, elected officials, developers and residents	Long-term
Ensure redevelopment and landscaping along the Mounds View Boulevard Corridor enhances the corridor's urbanizing character while maintaining physical buffers from the motoring public.	City planning staff and planning commission	Short-term

Develop a model for mixed-use districts along Mounds View Boulevard.	City planning staff, planning commission and elected officials	Short-term
<u>Goal 3: Strategically invest in redevelopment opportunities.</u>		
Continue Business Retention & Expansion efforts through conducting Business Retention & Expansion (BR&E) visits, and promotion of Mounds View businesses.	City economic development staff and economic development commission/authority	Ongoing
Identify sites deemed blighted or detracting from the city's character for potential façade improvements.	City economic development staff and economic development commission/authority in coordination with private landowners	Short-term
Include large parking lots in discussions related to potential redevelopment of underutilized lands.	City planning and economic development staff in coordination with developers and owners of underutilized lands	Medium-term
Map opportunities to assemble properties.	City planning and economic development staff	Short-term
Encourage affordable housing in redevelopment.	City staff in coordination with regional affordable housing staff and tools	Ongoing
Meet the City's goals of creating livable wage jobs on redeveloped sites.	City economic development staff, economic development commission and elected officials	Long-term
Support new industrial business.	City economic development staff, economic development commission and elected officials	Medium-term
<u>Goal 4: Encourage resident participation and active citizenship within the community.</u>		
Provide accurate, complete, and timely communications with the public through official notices and social media.	All City staff	Short-term and ongoing

Goal 5: Amend the Future Land Use Map and/or Zoning Map to support changes when found that the proposed designation will not significantly create adverse impacts to the surrounding neighborhood or community.

Require supporting documentation for land use and zoning changes.	City planning staff	Ongoing
Update the zoning code to conform to the Future Land Use plan.	City planning staff, planning commission and elected officials	Short-term

HOUSING POLICIES	IMPLEMENTING BODY	TIMELINE
<u>Goal 1: Support development and redevelopment which accomplishes 2040 forecasted population growth and the supportive land use designations identified in this plan.</u>		
<u>Goal 2: Maintain the residential character of Mounds View.</u>		
Preserve single-family neighborhoods.	City staff, elected officials in coordination with regional housing partners	Long-term
Reinvest in multi-family properties.	City staff, elected officials in coordination with regional housing partners	Medium-term
Redevelop the Mounds View Boulevard corridor.	City staff, elected officials in coordination with regional transportation planning and engineering stakeholders	Long-term
<u>Goal 3: Support a mix of housing types reflective of the needs and desires of the community.</u> ⁵		

⁵ There are a number of “tools” available to implement Housing goals; There is no known Fair Housing policy, although policy elements are implemented informally. The Council will consider such a policy, in accordance with the Livable Communities Act. The City will evaluate its zoning requirements relating to promoting vs. hindering affordable housing, such as standards for density vs. usable open space, height limitations, and parking standards. The City has used, and will continue to consider issuing conduit debt, and tax increment financing for affordable housing.

Preserve affordable housing while encouraging redevelopment of multi-family properties including manufactured home parks, such that if publicly subsidized redevelopment occurs, there is no net-loss of affordable housing units.	City staff, elected officials in coordination with regional housing partners	Long-term and as opportunities arise
Support Home Improvement programs and encourage their use by residential property owners.	City staff in coordination with regional housing partners and residential property owners.	Ongoing
Coordinate with manufactured home communities on ways to improve their neighborhoods and longevity of private infrastructure.	City planning and engineering staff in coordination with manufactured home community stakeholders	Medium-term

PARKS, TRAILS, AND COMMUNITY FACILITIES POLICIES	IMPLEMENTING BODY	TIMELINE
<u>Goal 1:</u> Recognize that the Mounds View ISD 621 is the most valued community asset, and coordinate with the district in developing mutually beneficial facilities and programs.		
Establish agreements with ISD 621 and athletic associations for shared programing and maintenance of city-school facilities.	City and school district staff	Short-term
<u>Goal 2:</u> Support community health through land uses that improve opportunities for physical activities, access to healthy food and social services, housing stability and the environment.		
Support healthy lifestyle programs through continued cooperation with the YMCA and other programing.	City staff in coordination with YMCA staff and other local programming	Ongoing
Support partnerships between the City and community organizations, and for-profit organizations and local entrepreneurs, for the joint use of City facilities.	City staff and elected officials	Ongoing

Investigate market demands for the Community Center and consider re-allocating space and/or expansion to meet the needs of the community and the adjacent City Hall Park.	City staff with direction from elected officials and commissions	Short-term
Explore opportunities for studying access to healthy food.	City staff in coordination with local and regional healthy food advocates	Medium-term
<u>Goal 3: Improve connections between local trails and regional trail systems.</u>		
Complete the City's trail and sidewalk master plan with connections to trails/sidewalks in adjacent cities.	City staff in coordination with regional trail partners.	Medium-term
Coordinate with Ramsey County and DNR for improvements to the Rice Creek Water trail and the regional trail system.	City staff in coordination with Ramsey County and DNR staff	Medium-term
<u>Goal 4: Conduct inventory and needs analysis of park facilities to address if parks are addressing the needs of the immediate neighborhood and the larger community.</u>		
Identify gaps in facilities, and program improvements through the CIP and annual budget.	City staff, parks recreation and forestry commission and elected officials	Short-term and ongoing
Consider repurposing of under-utilized properties in a manner that achieves the highest and best use and increases the value (not limited to monetary) to the community while mitigating impacts on surrounding neighborhoods.	City economic development staff, commissions and elected officials	Long-term
Study park dedication fees and how they are handled by other municipalities.	City staff and parks, recreation and forestry commission	Short-term
<u>Goal 5: Create a pollinator friendly community.</u>		
Encourage pollinator friendly practices in private gardens.	City staff, parks recreation and forestry commission and private property owners	Short-term


Partner with local schools.	City, school staff and students	Medium-term
<u>Goal 6:</u> Maintain, repair, and improve the City's stormwater system infrastructure as necessary.		

TRANSPORTATION POLICIES	IMPLEMENTING BODY	TIMELINE
<u>Goal 1:</u> Support Transit Oriented Development (TOD) through supportive transit options.		
Expand transit routes through Mounds View, including the city's northeast quadrant, where there are gaps in the service area.	City planning and engineering staff, commissions and elected officials	Long-term
Encourage transit innovation and implementation, including future Bus Rapid Transit, alternative modes of transit (e.g. autonomous vehicles), and electric vehicles.	City staff in coordination with regional transportation partners	Ongoing
Work with MTC to invest in permanent Park & Ride facilities.	City and MTC staff	Medium-term
Advocate for transit including the preservation of existing routes, investments in permanent Park & Ride facilities, and support for Transit Oriented Development.	City staff, commissions, elected officials and residents	Short-term
Improve permanent mass transit stations, including seating, shelters, and signage for all ages and abilities.	City and regional transportation staff	Long-term
<u>Goal 2:</u> Complete the remaining 20% of street reconstruction and maintain a long-term fiscal plan for maintenance and replacement of City infrastructure.		
<u>Goal 3:</u> Balance community and commuting needs by enhancing characteristics that improve the City's Boulevard.		
Coordinate with Ramsey County access management to balance needs of travelling public with needs of residents and local property owners.	City and Ramsey County staff	Short-term and ongoing
Minimize non-local traffic from driving through residential neighborhoods.	City engineering staff	Medium-term

Coordinate with Ramsey County and MnDOT to improve traffic flow on County and State Roads.	City engineering staff in coordination with Ramsey County and MnDOT	Medium-term
Improve safety of pedestrian crossings along Mounds View Boulevard.	City engineering staff and elected officials	Short-term
When considering subdivisions, require additional right-of-way and realignment of off-set intersections along Mounds View Blvd.	City staff, commissions and elected officials	As development occurs
Include electric vehicle charging stations and improvements to support innovative modes of transportation in capital improvement projects.	City staff in coordination with regional funding partners	Long-term
Goal 4: Continue to participate in the planning process for any expansion of the Anoka County Airport.		
Protect the general airspace of the Anoka County Airport, through regulation of structure height.	City and County staff	Short-term
Notify MnDOT and the FAA of any proposed construction or alteration that would exceed a height of 200' above ground level at an imaginary surface extending upward and outward at a slope of 100:1 from the nearest point of the nearest runway of a public airport, at least 30 days in advance of a Public Hearing, or City Council action.	City staff	Prior to approval process
Oppose expansion of the Anoka County Airport if it creates noise nuisance or safety related issues for Mounds View residents.	City staff, commissions, elected officials and residents	Ongoing
Goal 5: Improve major and minor gateway entrances of the city to include improved signage and attractive landscaping (where space permits).		

WATER RESOURCES POLICIES	IMPLEMENTING BODY	TIMELINE
Encourage new development or redevelopment that is consistent with the capacity of the sanitary sewer and water systems.	City economic development, planning and engineering staff	As development occurs

Continue City activities to prevent or eliminate excessive infiltration/inflow from the sanitary sewer system.	City engineering staff and residents	Ongoing
Continue City activities and programs to prevent flooding and adverse impacts from land disturbance, and to manage and preserve the City's wetlands, lakes, and groundwater.	City staff, commissions and elected officials in coordination with DNR and other water protection agencies.	Ongoing

 Mounds View is an affordable community, with strategic access to major freeways, and is within an outstanding school district. The community welcomes all people.

Regarding Affordable Housing, the Metropolitan Council has allocated a need for 27 additional units of affordable housing in Mounds View by 2030.⁶ The City will consider subsidizing development projects on a case by case basis (e.g. Tax Increment Financing, etc.), dependent upon location, project integration within the neighborhood, and the City's fiscal abilities.

The most desirable location for affordable housing is within ¼ mile of both regular mass-transit stops (e.g. route 25/825) and grocery stores (Aldi). There is a one-block corridor that fits this criteria; Long Lake Rd, between Hillview Rd & Bronson Dr. This block consists of, and is guided for single-family residential; thus, transit-dependent affordable housing is not practical in Mounds View without cooperative change by Metro Transit.

It is the City's desire for affordable housing to be mixed with market rate housing, although, in practice, this has not been feasible. The reasons why, need to be studied further. Mounds View includes a substantial amount of naturally occurring affordable housing, such as manufactured homes, and aging apartments built in the 1960's and 1970's. It is the City's desire that these communities be stabilized, physically (structures) and neighborly (community). The City does not have the capacity to stabilize these communities alone, and is dependent upon cooperation with property owners, Ramsey County, ISD 621, community organizations, and private development.

Since the relocation of US Highway 10 in 1999, Mounds View Boulevard (County Road 10) has experienced many vacant businesses and blight due to changing traffic patterns, a changing economy, and commercial landlords who have chosen not to reinvest in their properties. The 2018 Community Survey indicates that Mounds View Boulevard is the #1 priority that residents would change, and that there is a desire for additional restaurants, grocery stores, retail, and other businesses. In order to support such businesses, the community's income must increase, either through higher income families, or through increased density. In either case, redevelopment involves change, which is difficult for established neighborhoods to accept. But change is necessary to support the Mounds View Boulevard corridor.

Similar to aging apartment buildings, the community includes aging single-family homes. The City utilizes the Center for Energy and Environment (CEE) to administer the City's housing assistance program.⁷ The program has been seldomly used, and is adequately funded based on demand. The program is



Festival in the Park parade

⁶ Metropolitan Council, 2021-2030 Allocation of Affordable Housing Need. Allocation of need includes 13 units for households at or below 30% of the Area Median Income (AMI), 5 units for households with income 31% - 50% of AMI, and 9 units for households with income 51% - 80% AMI.

⁷ Emergency Repair Loan, Revolving Loan Program, Manufactured Home Loan, Home Energy Squad.

promoted by City Staff through word-of-mouth to homeowners in need (e.g. during building permit inspections), and through the City's website.

Final Thoughts

Although this Plan has an end, planning does not. Redevelopment requires three ingredients; a willing landowner, a willing developer, and a willing City Council. When these three align, it is the City's intent to take advantage of the opportunity to study and implement this Plan in more detail. Without any one of those ingredients, planning is trivial at best. This Plan does not provide all of the answers, but does provide a path to explore ideas further.



Skyline Motel



Festival in the Park